



Shropshire Council
Legal and Democratic Services
Shirehall
Abbey Foregate
Shrewsbury
SY2 6ND

Date: Tuesday, 11 July 2023

Committee:
Cabinet

Date: Wednesday, 19 July 2023
Time: 10.30 am
Venue: Council Chamber, Shirehall, Shrewsbury, SY2 6ND

You are requested to attend the above meeting. The Agenda is attached

There will be some access to the meeting room for members of the press and public, but this will be limited. If you wish to attend the meeting please email democracy@shropshire.gov.uk to check that a seat will be available for you.

Please click [here](#) to view the livestream of the meeting on the date and time stated on the agenda

The recording of the event will also be made available shortly after the meeting on the Shropshire Council Youtube Channel [Here](#)

Tim Collard Assistant Director - Legal and Governance

Members of Cabinet

Cecilia Motley
Ian Nellins
Lezley Picton (Leader)
Gwilym Butler
Dean Carroll
Kirstie Hurst-Knight
Richard Marshall
Robert Macey

Your Committee Officer is:

Amanda Holyoak

Tel: 01743 257714
Email: amanda.holyoak@shropshire.gov.uk

AGENDA

1 Apologies for Absence

2 Disclosable Interests

Members are reminded that they must declare their disclosable pecuniary interests and other registrable or non-registrable interests in any matter being considered at the meeting as set out in Appendix B of the Members' Code of Conduct and consider if they should leave the room prior to the item being considered. Further advice can be sought from the Monitoring Officer in advance of the meeting.

3 Minutes (Pages 1 - 6)

To confirm the minutes of the meeting held on 7 June 2023

4 Public Question Time

To receive any questions from members of the public, notice of which has been given in accordance with Procedure Rule 14. Deadline for notification is not later than 5.00 pm on Thursday 13 June 2023

5 Member Question Time

To receive any questions from Members of the Council. Deadline for notification is not later than 5.00 pm on Thursday 13 July 2023

6 Scrutiny Items

7 Aligning our Customer Services and the Drive to Digital (Pages 7 - 58)

Lead Member - Councillor Robert Macey - Portfolio Holder for Culture and Digital

Report of James Walton, Executive Director of Resources

8 Permission to consult on the removal of discretionary areas of School and College transport assistance. (Pages 59 - 82)

Lead Member - Councillor Kirstie Hurst-Knight - Portfolio Holder for Children and Education

Report of Tanya Miles, Executive Director of People

9 Proposed Amendment and/or Extension of Shrewsbury Town Centre Public Spaces Protection Order (No.1) 2017 (Pages 83 - 216)

Lead Member - Councillor Richard Marshall - Portfolio Holder for Highways and Regulatory Services

Report of Mark Barrow, Executive Director of Place

10 Recommendation for Pontesbury Neighbourhood Plan to Proceed to Referendum
(Pages 217 - 328)

Lead Member - Councillor Richard Marshall - Portfolio Holder for Highways and Regulatory Services

Report of Mark Barrow, Executive Director of Place

11 Ironbridge Gorge World Heritage Site SPD – Adoption (Pages 329 - 512)

Lead Member - Councillor Richard Marshall - Portfolio Holder for Highways and Regulatory Services

Report of Mark Barrow, Executive Director of Place

12 Local Plan Examination in Public – Response to Inspectors Stage 1 Interim Findings (Pages 513 - 1952)

Lead Member - Councillor Richard Marshall - Portfolio Holder for Highways and Regulatory Services

Report of Mark Barrow, Executive Director of Place

13 Proposed designation of a Conservation Area for West Felton – Confirmation of designation following formal consultation (Pages 1953 - 1992)

Lead Member - Councillor Richard Marshall - Portfolio Holder for Highways and Regulatory Services

Report of Mark Barrow, Executive Director of Place

14 Exclusion of Press and Public

To resolve that, in accordance with the provisions of schedule 12A of the Local Government Act 1972 and Paragraph 10.4 [3] of the Council's Access to Information Rules, the public and press be excluded from the meeting during consideration of the following items

15 Chief Officer Pay Award 2023/24 (Pages 1993 - 2002)

Lead Member - Councillor Lezley Picton - Leader and Portfolio Holder for Policy and Strategy, Improvement and Communications

Report of James Walton, Executive Director of Resources

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Committee and Date

Cabinet

17 July 2023

CABINET

Minutes of the meeting held on 7 June 2023

**In the Council Chamber, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND
10.30 am – 12.30 pm**

Responsible Officer: Amanda Holyoak

Email: amanda.holyoak@shropshire.gov.uk

Tel: 01743 257714

Present

Councillor Lezley Picton (Chairman)

Councillors Cecilia Motley, Ian Nellins, Gwilym Butler, Kirstie Hurst-Knight and Robert Macey

1 Apologies for Absence

Apologies for absence were received from Councillors Dean Carroll and Richard Marshall

2 Disclosable Interests

None were declared.

3 Minutes

RESOLVED

That the minutes of the meeting held on 19 April 2023 be confirmed as a correct record.

4 Public Question Time

Public questions were submitted by:

Dr Alison Caffyn - in relation to the recent ruling of the Planning Inspector into the Footbridge Farm intensive poultry planning appeal at Tasley

and

Victoria Moore – in relation to yet to be installed Sutton Grange Shrewsbury Play Park.

The questions and answers provided to them are available from the [webpage for the meeting](#)

5 Member Question Time

There were no questions from members.

6 Scrutiny Items - New Housing Developments Task and Finish Group

Councillor Joyce Barrow presented the report of the Place Overview Committee, setting out the findings and evidence-based recommendations of the New Housing Developments Task and Finish Group. She thanked members and officers who had participated and supported the work and drew attention to the key learning points the group had established.

The report was welcomed by all members and it was hoped that it would be possible for an action plan to be produced quickly, if possible in time for consideration at the first meeting of the Economy and Environment Overview and Scrutiny Committee who would then go on to monitor implementation going forward. Following discussion of the report a member of the council went on to speak of his concerns in relation to amendments to original planning conditions.

The Leader requested that a briefing session for members on building control be arranged as soon as possible, as well as included in the induction programme following the next election.

The Cabinet welcomed the extremely helpful report and all the recommendations within it and thanked all who had contributed to it.

RESOLVED:

To accept the recommendations of the New Housing Developments Task and Finish Group and request that an action plan for delivery of these recommendations be proposed by July 2023.

7 Treasury Management Update Quarter 4 2022/23

The Portfolio Holder for Finance and Corporate Resources presented the report.

RESOLVED:

To note that the Council remains fully compliant with the agreed prudential indicators and the treasury management strategy.

8 Climate Strategy & Action Plan Monitoring Report 2022

The Portfolio Holder for Climate Change, Environment and Transport introduced the report explaining that whilst the level of the reduction in corporate carbon footprint was disappointing, the past three years of carbon monitoring had been influenced significantly by the covid pandemic. There was also a lag between identifying potential actions and projects, the delivery of measurable savings and performance was expected to accelerate significantly in future years.

During discussion members welcomed the carbon literacy training undertaken by senior staff and Cabinet members hoped this could be spread widely to all staff and members as soon as possible, and particularly procurement staff as a priority. The work commissioned

for a detailed analysis of supply chain carbon emissions was also welcomed as well as the continued investment in projects which did not benefit the council's performance directly but would help to reduce emissions from communities and businesses. Measures related to fuel and heating in buildings were also discussed and the need to work effectively with partners and lead the way for the county.

The Leader reported on efforts with local education providers to establish retro-fitting courses and recruitment issues experience on finding anyone to teach these.

The Deputy Leader thanked the support from members on the cross party panel which was much valued alongside the hard work and expertise of the dedicated officer team.

RESOLVED

- 1.1. That Cabinet approves the draft Corporate Carbon Performance Monitoring report 2021-22 (Appendix 1) for publication;
- 1.2. That Cabinet supports:
 - i. Efforts to widen understanding and ownership of the need for urgent climate action and carbon reduction through training and the identification of a staff 'climate change' champion in each service.
 - ii. An Officer report being prepared to explore how the Council's procurement policies can be updated to help accurately quantify and help suppliers to reduce indirect carbon emissions, which now account for around 93% of the Council's corporate carbon footprint.
 - iii. Work to prepare a corporate 'Climate Change Adaptation' strategy during 2023 to identify key climate risks, their potential impact on the delivery of council services, staff and service users and to set out actions and measures to moderate these risks.

9 Performance Monitoring Report Quarter 4 2022/23

The Portfolio Holder for Digital, Data and Insight, introduced the report, the final one before a new set of Key Performance Indicators supporting delivery of the Shropshire Plan were introduced. These were currently being finalised and took on board the feedback from members. Ongoing effectiveness of the new indicators would be kept under review going forward.

Discussion went on to cover a number of areas, including recycling rates, road conditions, numbers killed or seriously injured on roads, homelessness, as well as appropriateness of rag rating and responsibility for performance indicators held in partnership.

It was hoped the new indicators would be shared with members before finalisation.

RESOLVED:

To consider and endorse the corporate performance report.

To consider the emerging issues in this report as set out in paragraph 9.

To review both the appendix and performance portal to identify any performance areas to consider in greater detail at future performance scrutiny meetings.

10 Financial Outturn 2022/23

The Portfolio Holder for Finance and Corporate Resources introduced report, reminding members that when the budget for 2022/23 was set, inflation was predicted at 3%, and was now at a 40 year high, there was no knowledge of the Ukraine War and subsequent unprecedented global turmoil, the surge in fuel prices, the cost of living crisis and a higher pay award than envisaged. These factors were all compounded by extreme pressure in children's services and adult social care.

He also drew attention to the impact of partners not meeting financial responsibilities. He thanked staff for their work in achieving the current overspend in these circumstances and pointed out that if inflation had been as predicted then a surplus would have been achieved at the end of the year. He thanked officers for all the hard work undertaken in achieving the position reached.

Subsequent discussion covered the percentage of intended savings made; impact of interest rates; impact of the overspend on the 2023 – 24 budget, the general reserves balance, the capital receipts programme, the LGA peer review findings and the impact of the Getting Leadership Right programme in moving forward.

The Portfolio Holder said that his aim was for reporting on progress going forward to be as transparent as possible with monthly indicators and financial reports available, rather than having to wait for compilation of end of quarter figures. He also intended those reports be provided for Transformation and Improvement Scrutiny Committees ahead of Cabinet.

RESOLVED:

That Cabinet:

In respect of the revenue budget:

- a) *Note that the outturn is an overspend of £8.499m.*
- b) *Note the consequent level of the General Fund balance is £7.093m.*
- c) *Note the service-related use of £33.192m of Earmarked Reserves & Provisions.*
- d) *Note that the combination of earmarked and un-earmarked (General) reserves is below a level that would be regarded as safe, taking into account local circumstances. The MTFs sets out an agreed plan to restore these balances to safer levels.*

Relating to ringfenced funding:

- e) *Note the performance of the Housing Revenue Account (HRA) – £0.768m (4%) surplus outturn for 2022/23 on £19m turnover, and the resulting level of the HRA reserve of £12.359m. The level of the accumulated surpluses held as a reserve should be reviewed and an appropriate action plan brought forward.*
- f) *Note that the level of school balances has increased by £2.296m, from £8.191m in 2021/22 to £10.487m. The level of accumulated net surpluses in schools'*

balances is considerable, and schools should identify the rationale for holding balances at those levels.

In respect of the capital programme:

- g) *Approve net budget variations of -£4.007m to the 2022/23 capital programme (in Appendix 11) and the re-profiled 2022/23 capital budget of £111.112m.*
- h) *Approve the re-profiled capital budgets of £26.575m for 2023/24, including slippage of £10.747m from 2022/23, £110.787m for 2024/25 and £56.264m for 2025/26 as detailed in Appendix 15.*
- i) *Accept the outturn expenditure set out in Appendices 12 and 13 of £100.365m, representing 90.3% of the revised capital budget for 2022/23.*
- j) *Approve retaining a balance of capital receipts set aside of £17.465m as at 31st March 2023 to generate a one-off Minimum Revenue Provision saving of £0.572m in 2023/24.*

11 Department for Levelling Up, Housing & Communities Technical Consultation on the Proposed Infrastructure Levy - Shropshire Council Response

The Leader explained that the purpose of the item was to consider and agree the Council's response to the Government's current consultation on the introduction of a new Infrastructure Levy as a key mechanism for securing developer contributions towards infrastructure and affordable housing. She thanked staff for the work carried out in developing the response and the views from the cross-party local plan working group had been useful and welcome.

RESOLVED:

To approve the response to Government's Technical Consultation on the Proposed Infrastructure Levy as set out in Appendix 1 to the report.

That authority be given to the Executive Director of Place to agree, in consultation with the Portfolio Holder for Highways and Regulatory Services, any additional minor changes to the Council's response to this consultation ahead of its submission to the Government by the 9th June 2023.

12 River Severn Partnership Demonstrator Projects

The Deputy Leader and Portfolio Holder for Climate Change Environment and Transport introduced the report which was welcomed by all.

RESOLVED:

- 1.1. To approve the Council's role in managing and delivering the Shropshire based demonstrator programme, under the River Severn Partnership, utilising the Council's formal statutory role as Lead Local Flood Risk Management Authority (LLFA).

- 3.2 To approve the Council signing two grant funding agreements for the River Perry and Rea Brook, which exceed £500,000 in grant contribution, thereby enabling transfer of the Defra funds to Shropshire based delivery partners
- 3.3 To delegate to the Executive Director of Place, Section 151 officer and the Portfolio Holder for Climate Change, Environment and Transport to:
 - 3.3.1 proceed with setting arrangements for the delivery and monitoring of benefits associated with the demonstrator programme, in partnership with the Environment Agency.

13 Exclusion of Press and Public

RESOLVED

That in accordance with the provisions of schedule 12 A of the Local Government Act 1972 and Paragraph 10.4 [3] of the Council’s Access to Information Rules, the public and press be excluded from the meeting during the consideration of the following item

14 Exempt Minutes

The exempt minutes of the meeting held on 7 June 2023 were confirmed as a correct record.

Signed (Chairman)

Date:



Committee and Date

Cabinet
19th July 2023

Item

Public



Aligning our Customer Services and the Drive to Digital – A Review of Customer Service Opening Hours

Responsible Officer:

James Walton

email: james.walton@shropshire.gov.uk

Tel: 01743 258915

Cabinet Member (Portfolio Holder):

Cllr Robert Macey, Culture & Digital

1. Synopsis

Changes to the opening times of Customer Service Centre’s general call lines will support the Council’s Digital Strategy, modernisation of customer access to services through convenient online routes and will free up adviser time for preventative outbound calling.

2. Executive Summary

As the Council’s online service offer grows, the opening times of the Customer Contact Centre are reduced to help free up staff to focus time helping those most in need through targeted outbound calling and generating service efficiencies.

2.1. The Council’s Customer Service Centre (CSC) handles public contact for over 50 council departments included in which are specialist services such as Adults and Children’s concerns, Homelessness and Local Welfare fund and also many more transactional service requests such as Highways, Waste, Registrars and Planning.

- 2.2. The CSC is currently open 8am to 6pm on Monday to Friday and 9am to 1pm Saturdays, a total of 54 hours per week. Outside of these hours, and over all public holidays, an out of hours service for emergency only issues is now handled in-house via the council's CCTV team.
- 2.3. For some time, Council services have been building and developing their online solutions as a 24/7 alternative to phone calls to request specific services. However, alongside this, the Customer Service Centre has remained open, providing an alternative to online contact methods over an extended day, and for Saturday mornings, providing a service regardless of alternatives and demand. During the pandemic, the focus of the CSC shifted in that it increasingly provided outbound calling, targeting those residents most in need of support.
- 2.4. The Council's online offer continues to develop, this includes both improvements to the functionality of our website and also the development of automatic call agents that may replace the need for a human conversation in some of our more general transactions. It is recommended therefore, that to help find efficiencies, we balance the cost of continuing to provide a full telephony service against the encouragement needed for Shropshire's residents to consider online alternatives to request services and information, that is available online and achieves the same outcome in many cases. The estimated cost to the Council of each telephone call for a Council service is £2.83, compared to £0.15 per online transaction.
- 2.5. A change in opening times would help encourage more residents to transact with the council online, whilst also freeing capacity in the CSC to support more outbound calling targeted to residents most in need and to help early interventions that may prevent greater call on council and health services at a later date. This additional work would be funded by separate Public Health grants.
- 2.6. The proposed changes would affect only the more generalist service requests handled by the CSC. The opening times of the First Point of Contact for Adults and Children's Services, homelessness calls, or calls to the Local Welfare Support Team who deal with more complex, vulnerable and in depth personal and financial needs would not change.
- 2.7. Once agreed, the revised opening times for inbound telephone contact may be used to influence other opening times across wider Council services.
- 2.8. Therefore, following the presentation of a Green Paper to Performance Management Scrutiny Committee on 1 March 2023 in which the proposals and rationale were explained, a public consultation took place to gauge opinion on a number of options to reduce the opening times of the CSC to around 30 hours per week.
- 2.9. This consultation ran between 13 March and 23 April 2023 and was made available to as wide a range of residents as possible using the council's website, paper copies available at numerous libraries across the County, via a customer helpline through which paper copies could be requested and via social media, press coverage and broadcast on Radio Shropshire. In addition, every customer calling the CSC heard a recorded message informing them of the consultation and every customer using Shropshire Local was similarly informed. From this we are confident that over 25,000 residents who contacted us during the consultation period were made directly aware.

- 2.10. A total of 381 consultation replies were received and a full analysis of these is at appendix 3 of this report.
- 2.11. The outcome of the public consultation was inconclusive there being no clear majority for any one option presented however 66% (210) of respondents did support change in some form. 44% (171) of respondents offered their own alternative proposals to those suggested however most of these proposals were around remaining the same or even opening for longer to support workers by opening early and closing late together with weekend opening. It should be noted however that the statistical data on calls to the CSC do not support this with only 3% of overall calls made before 9am, 1.4% of calls made after 5pm and less than 1% of calls made on Saturdays.
- 2.12. Notwithstanding this, the Customer Service Centre will, for a limited period of time, continue to provide a full day service up to 6pm on one night of the week to cater for any potential increased demand from working residents. The intention is to review call data and demand at the end of a three month period and to decide on the need to continue this provision in the light of that information.

3. Recommendations

That Cabinet:-

- 3.1. Agree the need to support the Council's drive to digital services by reducing CSC telephone service opening hours whilst still providing a telephone service for those residents unable to transact online.
- 3.2. Agree the revised opening times of the Customer Service Centre general calls as 9am to 3pm Monday to Friday, but with a trial period of opening of up to 6pm on one of those days in order to consider any change in the level of demand for later opening.
- 3.3. Delegate the implementation of these proposals to the Executive Director of Resources in consultation with the Portfolio Holder for Culture and Digital.

Report

4. Risk Assessment and Opportunities Appraisal

- 4.1. The following risks have been identified with the proposed changes to opening hours:-

Risk	Mitigation plans in place
Residents may perceive this as a loss of service	These changes are proposed with the intention of encouraging people to use online services wherever possible and wherever they are able to, particularly for more transactional-type service requests, to help ensure that a phone service remains available for those residents unable to self-serve this way. To cater for this, the Customer Service Centre will remain open during the most popular times of the day, as evidenced by current user data, and that this is monitored to identify any

	disproportionate impact. The CSC would work closely with Shropshire Local sites, as the Council's community presence, to ensure residents have recourse to help and support to transact with us in person if required.
Initially, calls to CSC may continue at current levels but within the reduced service times leading to increased wait times and call abandonment	The recorded customer greetings that callers hear already play varying messages to remind and promote online services as an alternative depending upon how long a caller waits. These have been, and will continue to be, revisited periodically to ensure that as many people as possible are reporting issues online, leaving telephone contact for those residents unable to access or use online services. To mitigate unacceptably long wait times, especially during known seasonal peaks in calls, the out of hours team will provide support to key service lines during daytime operations
Levels of digital exclusion in Shropshire are high (25%) and some residents may call CSC due to inability to use online services	Research suggests that 1 in 7 unable to use internet in the UK without assistance and in Shropshire this might equate to around 46,400 residents (source: 2021 census). However, this does not appear to be reflected in surveys of those calling the CSC. Data recorded by CSC over five months in 2022/23 asked customers why they were calling. Of 49,121 calls made, only 5% (2,448) of customers said they had called because they had no internet access. Nevertheless, the Customer Service Centre will remain open for 55% of the current opening hours and during the the times when we know most contact is made.
Risk that missed conversations may equate to failure to identify more significant issues at an early stage, particularly for more vulnerable residents	The proposed changes affect only the generalist, more transactional side of Customer Services business handling more service-based requests and queries. This will not affect the first contact for Adults, Children's, Homelessness or Local Welfare Support calls where more in-depth calls that identify individual need are handled. In addition, the proposed change in opening times would free staff resources to support outbound calling to more vulnerable residents that will help to identify potential problems and target support and advice before these become more serious issues
Council's online offer is incomplete for some services	The CSC will remain open and numbers published. The Council's webpages will be amended to promote online transactions first, but contact numbers will remain in case of difficulty. Where there are gaps in our online provision or where online services are missing, numbers will be more prominent. Separately a major initiative is now underway to further improve the council's online offer, particularly for those services that generate the most calls to CSC.
Closing call lines earlier in the day could place additional demand on our out of hours	Retaining staff who are then repurposed to other duties gives us the potential to seek permission to pull this resource back in to handle any unexpected or seasonal variances.

response and adversely affect the Council's ability to respond to emergencies such as floods and seasonal variances such as Elections issues and school admissions	The expectation therefore is that sufficient CSC staff will remain on hand to support the Out of Hours service in the later afternoons, mitigating the risk of the out of hours service lines becoming overwhelmed.
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5. Financial Implications

- 5.1. As part of the medium term financial strategy potential efficiencies of £1.1m were identified from undertaking a review of the customer contact teams across the council, this includes channel shifting more transactions to online where possible to create more streamlined and cost-efficient responses.
- 5.2. The financial advantage of encouraging customers towards online solutions rather than telephone contact are explained in paragraph 2.4 above. The expectation is that the cost of transferring the resulting staff time into making outbound contacts will be met from grants, therefore we do not expect any redundancies within CSC as a result of this change. The level of opening hours recommended would result in a reduction in budgets of approximately £93,000 the final figure is still to be confirmed with finance partners.

6. Climate Change Appraisal

- 6.1. There are no direct implications for climate change as a result of this report and full implications and considerations of climate change as a result of any changes to the approved approach will be reviewed at that time.

7. Background

- 7.1. Since Shropshire Council introduced the strategy of “channel shift” for customer contact (Shropshire Council Customer Strategy 2012/2013) the Customer Service Centre has seen a steady reduction in telephone contact across many services with an increase in customers contacting the CSC either by using online forms, social media or via webchat embedded in the council’s webpages.
- 7.2. There are a number of reports in the public domain that define differing costs per transaction per different channel of customer contact. The cost figures reproduced below are taken from SOCITM’s 2012 report “*The potential for channel shift in local Government*” These figures will doubtlessly have increased over time but are accepted as a benchmark figure.

Contact channel	Face to Face	Telephone	Online Transaction
Cost per transaction	£8.62	£2.83	£0.15

- 7.3. Therefore, the potential cost savings to the council of continuing to build and encourage the use of accessible and convenient online alternatives in place of telephone calls to request services are tangible. We nevertheless recognise the fact that some residents may not be able to transact online, some online offers are in development or not complete and in some cases residents may need to pursue transactions already carried out.
- 7.4. The Covid-19 pandemic has done much to transform the digital landscape in the UK. For example, among 50-70 year olds, three quarters (75%) say they were making video calls more often during lockdown and three in ten (31%) said they were emailing more than they did before the pandemic struck. A survey by Lloyds Bank found that three times more 70-year-olds registered for online banking during lockdown compared to the same time last year.
- 7.5. However, against this, the same research suggests that people in mid to later life are at greater risk of being digitally excluded. Those who are not online are not just older, they are also likely to be in worse health, be on lower incomes and have lower educational attainment. 71% of those offline have no more than a secondary education, and nearly half (47%) are from low-income households.
- (Source: Centre for Ageing Better report: How has Covid 19 changed the landscape of digital inclusion)*
- 7.6. Therefore, the proposal to revise the opening times of the CSC is felt to be a reasonable compromise between these issues: the council's online offer is now wider and more complete than it was but there still needs to be an alternative offer to avoid excluding those residents unable to use online services.
- 7.7. Appendix 1 to this report illustrates the profile of the volume of calls received by CSC against current opening times, plus the number of calls potentially displaced by the different proposals for opening times upon which we consulted.

8. Next Steps

- 8.1. Should cabinet agree the above recommendations, the intention would be to introduce the revised opening hours at the earliest possible opportunity.
- 8.2. HR advice has been sought over the impact of these proposals on the work of the CSC generalist staff and staff themselves have been kept informed at all stages of development of this proposal. Other than a later opening time, there is little or no change to the times of work for most staff, the exception being around cover for Saturday working. Therefore, an appropriate period of consultation will be carried out with any affected staff.

List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)

Local Member:

Changes to customer service centre opening times has the potential for a County wide impact affecting all local members.

Appendices

Appendix 1- Profile of average call volumes to CSC throughout current opening times and the potential displacement of calls with revised opening times.

Appendix 2 – Proposals for revised CSC opening times

Appendix 3 – Analysis of public consultation feedback

Appendix 4 - Equality and Social Inclusion Impact Assessment

Appendix 1

Average daily, weekly and monthly calls to the Customer Service Centre (CSC) and potential effect of shorter opening

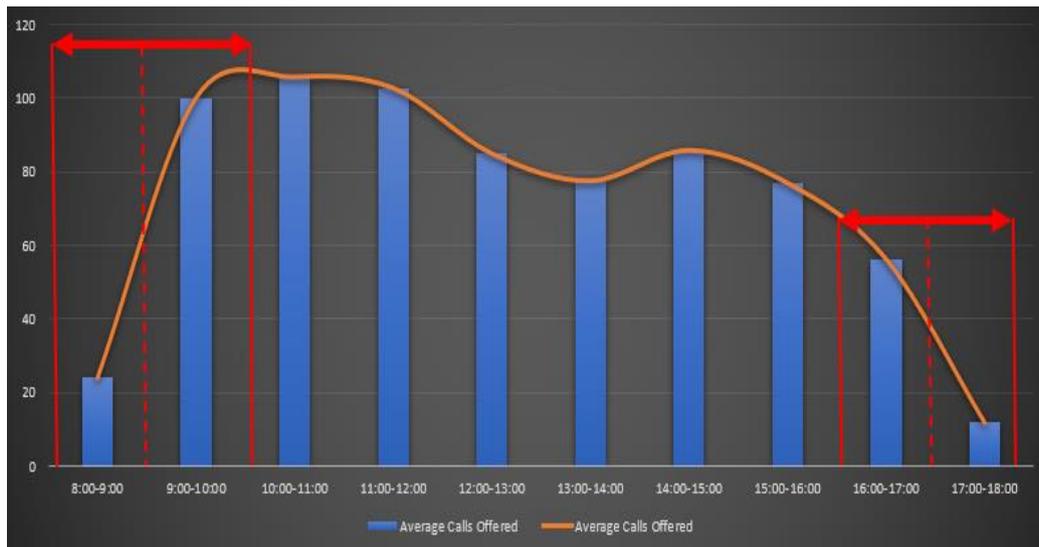
Note – in these visuals, the blue bars represent the number of phone calls received during each hourly slot CSC is open. The red divisions illustrate the volumes of calls potentially affected by revised opening times.

Analysis of calls in a typical week would suggest that the majority of calls affected by revised opening hours would be for Waste services (37% of total calls in that week), general enquiries (15% of total calls), Highways issues (14% of total calls) and Registrar’s Services (8% of total calls)

This can vary considerably during expected seasonal peaks for example around elections issues, school admissions and especially during major events such as flooding.

Table 1

Average calls received throughout the day (Period 1 January to 31 August 2022)



The average number of calls over a normal day over the period is 725

Revising CSC opening times to 9am to 5pm would affect around 36 calls

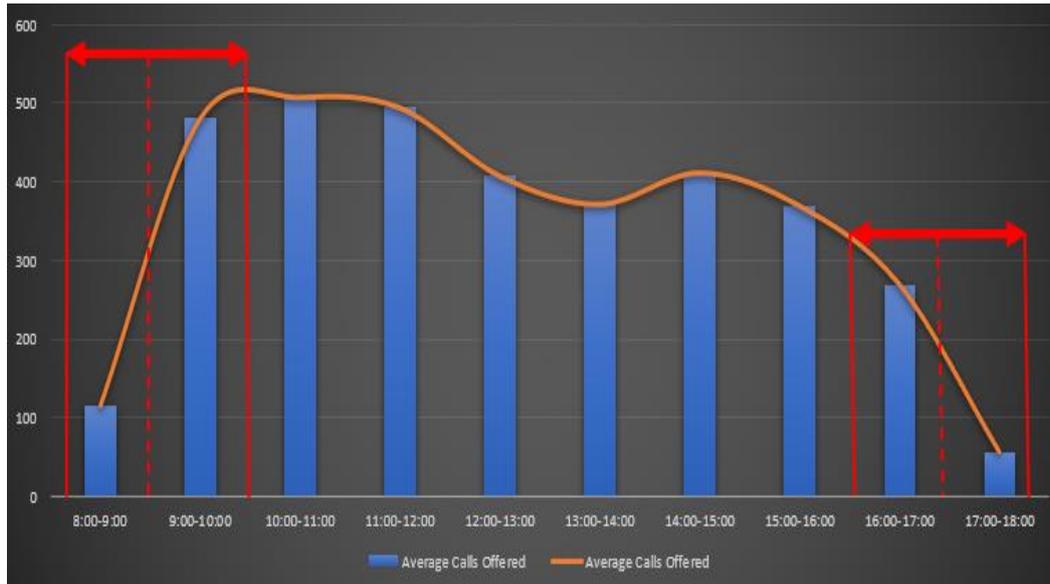
Revising CSC opening times to 9am to 4pm would affect around 92 calls

Revising CSC opening times to 9am to 3pm would affect around 170 calls

Revising CSC opening times to 10am to 4pm would affect around 192 calls

Table 2:

Average number of calls received over a week (Period 1 January to 31 August 2022)



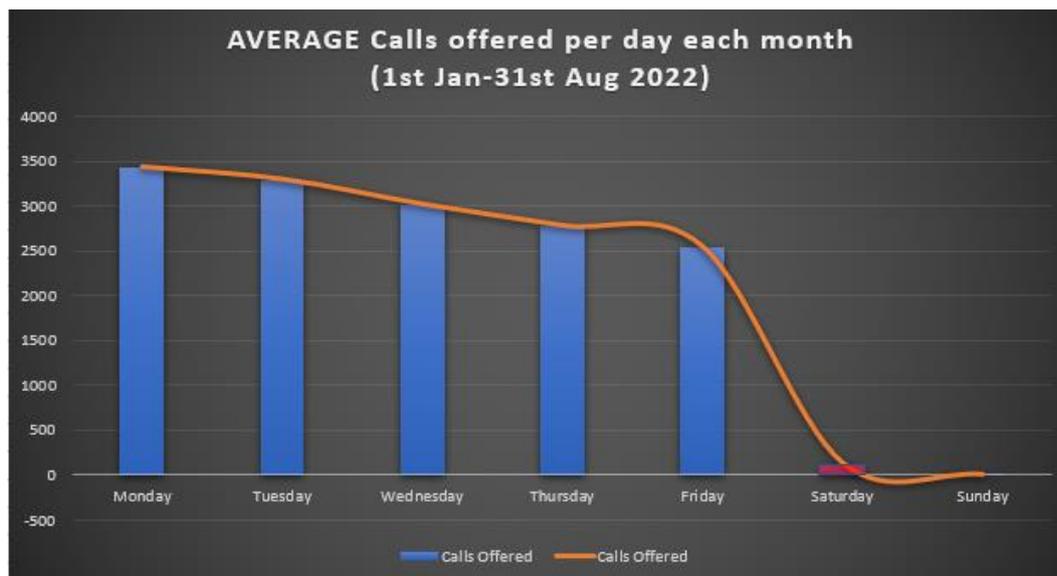
The average number of calls over a normal week in the period is 3486

- Revising CSC opening times to 9am to 5pm would affect around 182 calls
- Revising CSC opening times to 9am to 4pm would affect around 442 calls
- Revising CSC opening times to 9am to 3pm would affect around 810 calls
- Revising CSC opening hours to 10am to 4pm would affect around 923 calls

The graphs above are average figures, there are weeks and months where seasonal peaks occur and numbers will be higher as a result.

Table 3:

Average call profile over a working week for CSC



This graph illustrates the typically busiest days for call volumes across the working week, in particular the very low levels of calls received on Saturday opening times of 9am to 1pm.

There are again seasonal variations that are down to service activities and in particular following bank holiday closures

Appendix 2

Options consulted on: Revised Customer Service Centre opening times

Option 1

Monday to Friday 9am to 3pm, closed Saturdays. Total opening hours per week: 30 (55.5% of current opening times)

Positives:

Uniform opening times more easily recognised by residents
Few calls are received before 9am therefore minimal disruption to calls in the morning
These opening times release up to 11 staff for 2 hours Monday to Thursday plus 10 staff for 2 hours on Friday, theoretically up to 108 staff hours to dedicate to preventative outbound calls in the afternoons.

Negatives:

Still relatively high numbers of calls currently received between 3pm and 5pm before they tail off, we would expect there to be a period of disruption for residents during this adjustment where waiting times will be longer.
Does not address the higher call numbers at the start of a week, again a period of adjustment for residents
No outbound calls envisaged prior to 9am

Option 2

Monday to Friday 10am to 4pm, closed Saturdays. Total opening hours per week: 30 (55.5% of current opening times)

Positives:

Uniform opening times more easily recognised by residents
Releases up to 11 staff for one hour a day Monday to Thursday and 10 staff for one hour Friday, theoretically up to 54 staff hours to dedicate to preventative outbound calls – (afternoons only)

Negatives:

Disruption to relatively high call numbers between 9am and 10am, risk that these calls may then present at 10am leading to long wait times in the morning. Possible disruption for residents over a period of adjustment.
Outbound calls prior to 10am is possible but success rate and effectiveness is questionable.
Far fewer staff hours available each week to make preventative outbound calls.

Option 3

Monday and Tuesday 9am to 3.30pm

Wednesday and Thursday 9am to 3pm

Friday 10am to 3pm

Total opening hours per week: 30 (55.5% of current opening times)

Positives:

Slightly longer opening times Monday and Tuesday attempt to address higher call levels earlier in the week
Releases up to 11 staff for 1.5 hours Monday and Tuesday, 11 staff for 2 hours Wednesday and Thursday and 10 staff for 2 hours on Fridays, theoretically 97 hours a week to dedicate to preventative outbound calls.

Negatives:

Opening times may not be easy for residents to remember

Still some possible disruption to calls attempted after 3/3.30pm meaning a period of adjustment for resident.

Outbound calls prior to 10am on the Friday is possible but success rate and effectiveness is questionable

Option 4

Monday and Tuesday 9am to 5pm

Wednesday to Friday 9am to 3pm

Total opening hours: 34 (63% of current opening hours)

Positives:

Longer opening times on Monday and Tuesday address attempt to higher call volumes at the start of the week.

Minimal disruption to calls in the mornings

Potentially easier opening pattern for residents to remember

Releases up to 11 staff for 2 hours Wednesday and Thursday and up to 10 staff on Friday, theoretically 54 staff hours per week for outbound calls

Negatives:

Still some possible disruption to calls attempted after 3pm Wednesday to Friday

Far fewer staff hours available each week to make outbound preventative calls. Possible bias towards transactional calls over outbound wellbeing calls

Only able to make outbound calls later in the week

Customer Service Centre Opening Hours Report

April 2023



1 Background and Methodology

Shropshire Council proposed changes to the times during which the Customer Service Centre would take generalist calls from customers. This is due to improvements to the council's website enabling the public to make simpler requests for council services at any time of the day or night, regardless of office hours. The council sought feedback on four options based on their analysis of call patterns during the day including offering an opportunity for the public to suggest alternatives if they did not agree with any of the given options. For the full proposals, background information and frequently asked questions provided by Shropshire Council alongside the survey itself, please see the appendix of this report.

The survey of eight questions was produced by Customer Services and the Shropshire Council Feedback and Insight Team and run using Survey Monkey and paper copies printed on request. In the analysis phase, the team considered qualitative questions, and major themes were identified from the feedback. For the presentation of data, percentages in tables the report uses values rounded to the nearest integer.

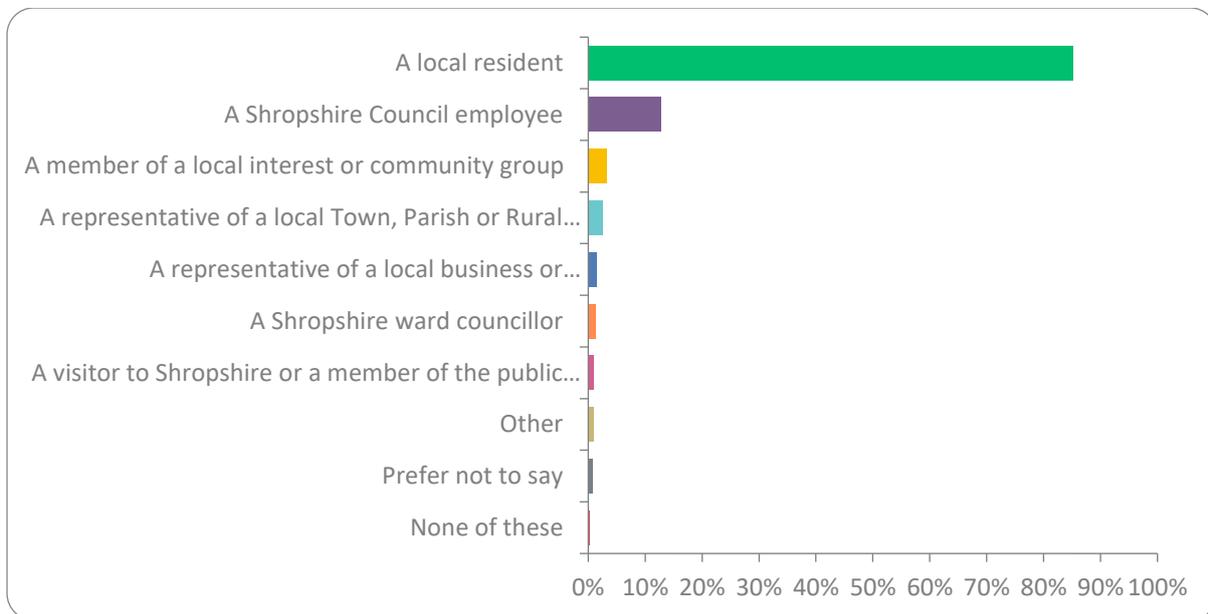
The report is broken down into various sections:

- Background & Methodology (this section)
- Demographics (Questions 3–4, 6–8)
- Survey results (Questions 1–2, 5)
- Conclusions

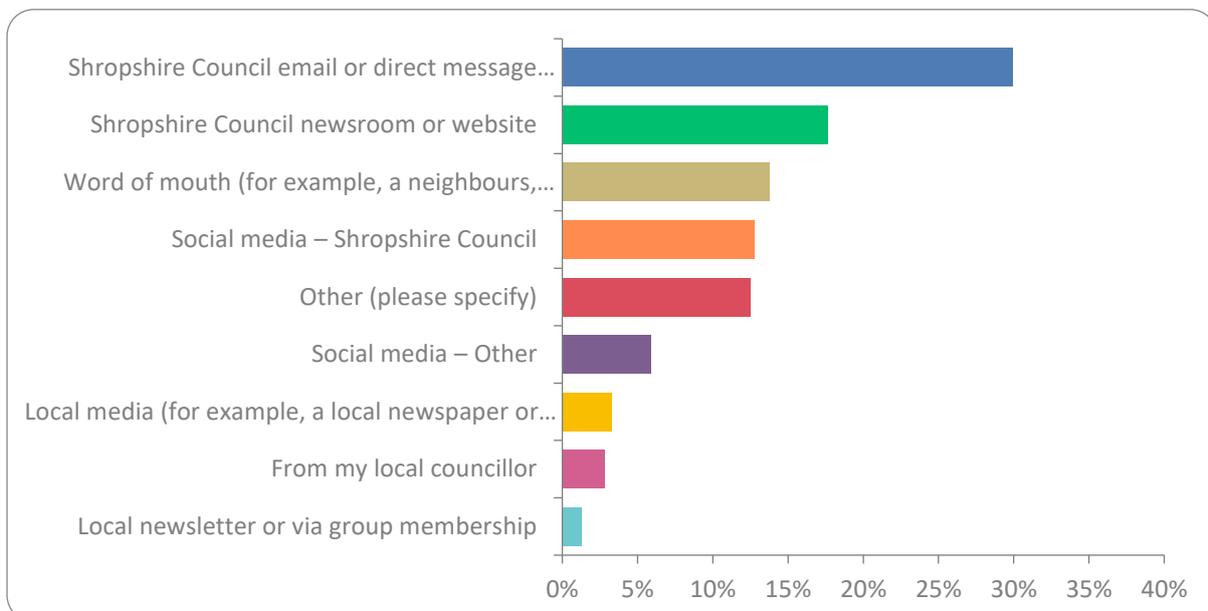
This engagement report has been designed to be shared with Customer Services and, on approval, published as a public document.

2 Demographics

393 people completed the survey. The vast majority of respondents completed this survey as local residents (85%) with Shropshire Council employees second (13%).



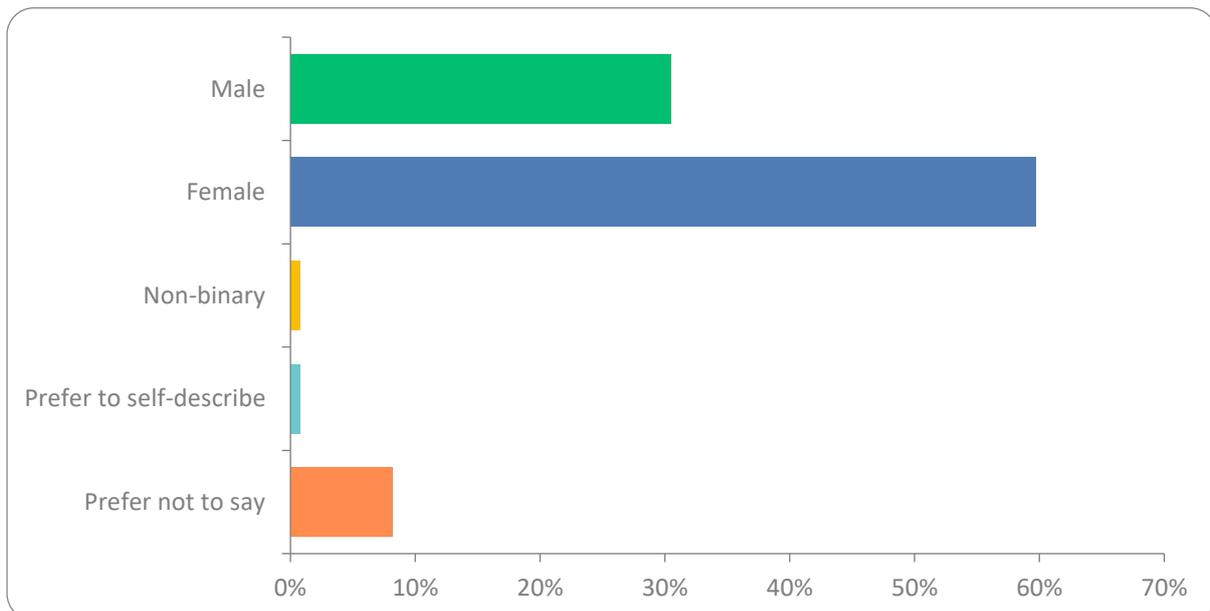
Most respondents found out about the survey through a Shropshire Council email or direct message contact (30%) followed by the Shropshire Council newsroom or website (18%), word of mouth (14%) and the council's own social media (13%).



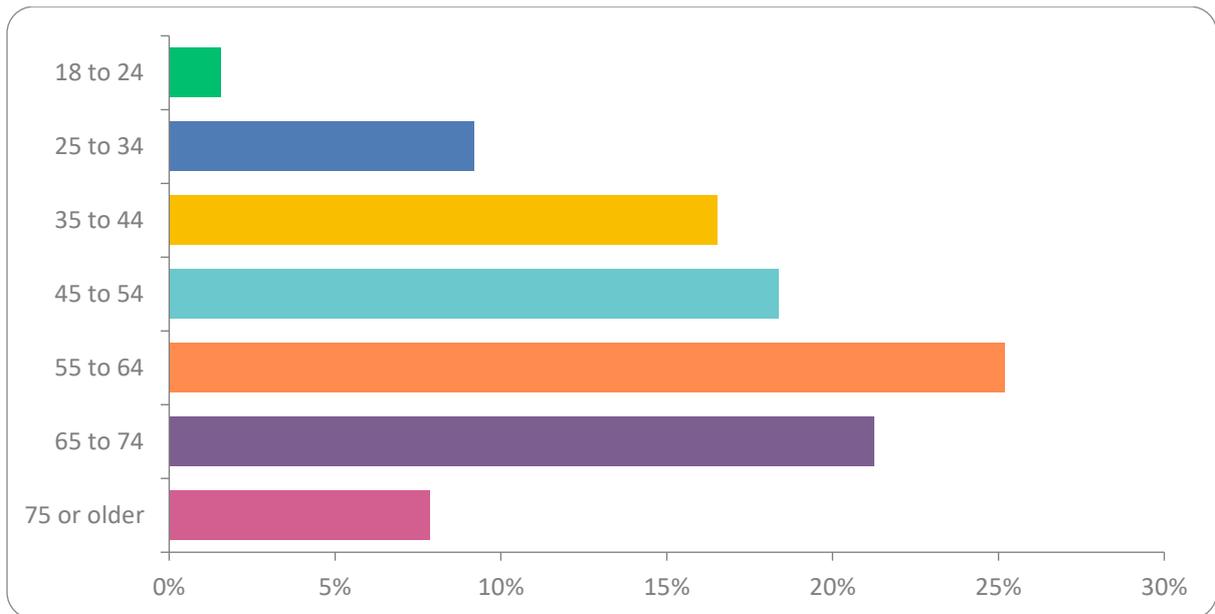
The fifty respondents who selected “other” were asked to provide specifics. Twenty-nine people said they found out about the survey while on a phone call with customer services.

Theme	No	%
When calling Customer Services (told by employee)	29	58%
When calling - recorded message	8	16%
Social Media / online	5	10%
Word of mouth / friend	3	6%
Nextdoor	2	4%
Other	2	4%
Shropshire Local	1	2%
Totals	50	100%

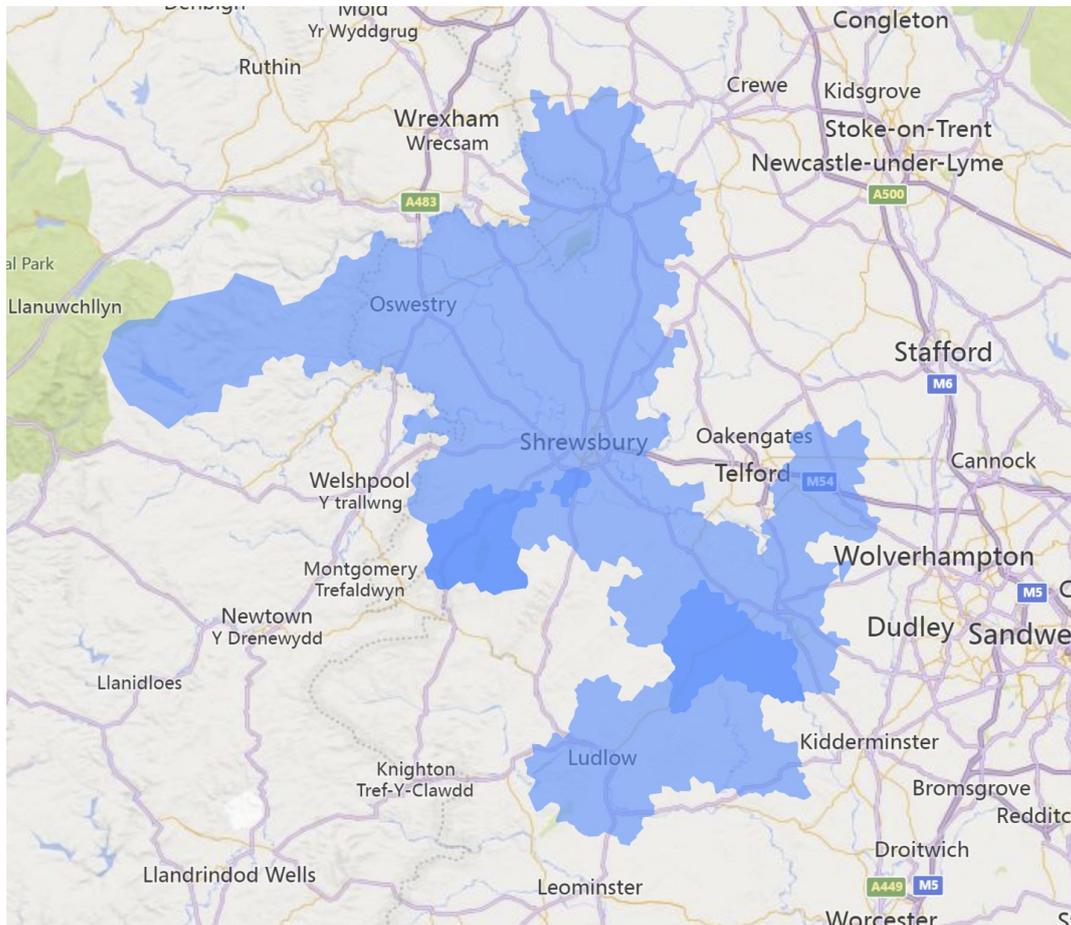
The majority of respondents identified as female (60%).



The majority of respondents (25%) were aged 55 to 64.

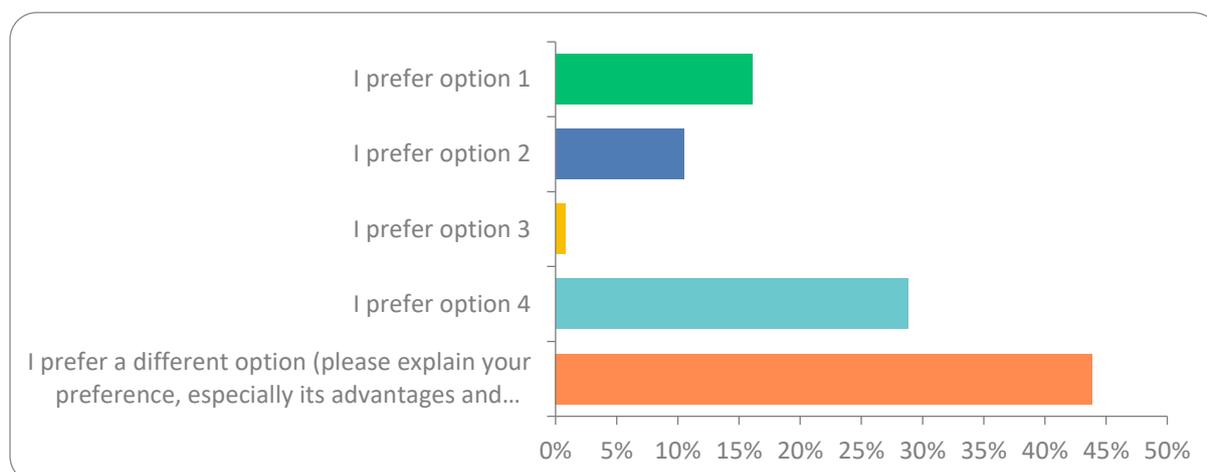


In terms of location, many parts of Shropshire were represented. There were also some responses from further afield including Greater Manchester and Kent.



3 Survey Results

Question1 asked respondents to select which of the given options they preferred. While 29% preferred option 4, far more (172 or 44%) stated they preferred a different option to those provided.



Those who preferred a different option were asked to explain their preference including its advantages and disadvantages. The majority (66%) felt that an option should include weekends and/or early morning/late evening times to accommodate those working full-time.

Theme	No	%
Include weekend / early morning/evening	66	35%
Standard Mon-Fri council hours (e.g., 9am-5pm)	53	28%
Maintain current hours	44	24%
General requests for more hours	12	6%
Other	11	6%
Totals	186	100%

Example comments:

It is of no assistance to me that the service isn't available at least one evening per week until 6pm or a Saturday morning. I work full time (Mon-Fri).

I do not believe Customer Services should be reduced at all. I have spent some considerable time this morning just getting through. The Council provides a service that we pay for. As the efficiency of this council is already compromised, I feel this would be a retrograde step. I understand the need to balance budgets however

Shropshire has an ageing population. Many of our older residents and those more vulnerable, do not use the internet. Please consider them.

I would prefer standard opening hours for Customer Services, including maintaining the Saturday opening hours. Options 3 and 4 in particular are so confusing - people just want to speak to someone at a time to suit them, not work out whether it is a 3pm finish or a 3.30pm finish depending on which day of the week it is! The other thing to bear in mind, is that often (as an ex-employee myself) is that when people are actually put through to the officer, they say that they have "been on hold for 30 minutes". Any reduction in opening hours is therefore a huge retrograde step in my opinion - especially when Council Tax bills are being sent out, or elections are being held.

I prefer a council that I can get hold of in the phone when the information I need is not available online. I also need a council that deals with issues across all towns in the County not just Shrewsbury. In these uncertain times we need more support from our council not less.

It is imperative that the alternative online facilities are easy to use and responded to in a timely manner ideally within 24–48 hours.

In question 2, respondents were then asked to add any further comments. The majority stated that there needed to be provisions for people working typical 9–5 jobs. Others shared concerns about poor or no internet access, that the online services were not of a good enough standard and that they preferred speaking to a person.

Theme	No	%
Consideration for people working Mon - Fri (9am-5pm)	43	22%
Other	24	12%
Many do not have internet access	23	12%
Online services are inadequate/need improvement	23	12%
Speaking on the phone preferred to online	21	11%
Simple hours better/staggered timings will cause confusion	16	8%
Do not cut services	14	7%
More, not less access needed to council services	12	6%
Need clear plan/signposting for emergency/out of hours assistance	11	6%
Reduced hours will lead to reduced quality of service	11	6%
Totals	198	100%

Sample comments:

Whilst I can use emails, our Internet provider has a problem, providing us with a steady Internet. It drops out frequently and hence the emails can go astray, or we can't send them! Our mobile phones have no reception in our house as we live in a dip. We use the landline frequently for this reason and this is the only way we can contact our council.

Online does not provide the same level of service as a person especially for elder residents.

Please think about people that work and people who need a support worker to be able to contact you.

In the other options what would happen on days when there are very high call volumes such as snow, ice, or floods? Would the staffing be able to be flexibly deployed to allow for support of seasonal peaks like these? If not, it could leave vulnerable people without a means of support.

The Customer Care Team should be available at the times currently available without reduction. Current waiting times when trying to get through are far too long at present as it is.

There has not been enough of an upgrade to the digital online provision to justify reducing call centre hours.

Cutting call hours is simply another way of making it even more difficult to get contact with the required department. The current trend towards more email and online use is just another way to delay dealing with your residents and cutting costs.

By having the same time Monday to Friday, it will not confuse the most vulnerable who are more likely to be using this service.

I can't understand why you are trying to change access to a service that is critical.

I seem to have phoned the council recently on two occasions between 3 and 5pm. I have been frustrated to find that the transport contingent had already gone home.

In question 5, respondents were asked to give comments on diversity, equality, or social inclusion that they would like Shropshire Council to think about for customer services. Themes included problems of digital inclusion, the vulnerable, equal access to services across the county, working hours and that some of the options had non-regular timings making them hard to remember for people with learning difficulties and the elderly.

Theme	No	%
Digital inclusion a problem that this will compound	13	29%
Other	12	27%
This will have the greatest impact on the most vulnerable	11	24%
Access to services in some parts of the county are too low	4	9%
Hours outside M-F, 9-5 needed for working parents, people with inflexible jobs, etc.	3	7%
Odd timings are hard to remember for people with learning difficulties and the elderly	2	4%
Totals	45	100%

Sample comments:

Such service changes are always detrimental to elder persons who are not so IT literate.

Please let's have equal money spent across the county, does not seem that way at the moment.

It will negatively affect disabled people, elderly people, and those who live in rural areas with little Internet access.

Changing times based on the days will be difficult for people with learning disabilities to understand and they are unlikely to attempt to call back if their first call during usual opening hours was unsuccessful.

Need a general "contact us" form (not service specific) to cater for those with hearing disabilities who cannot make a phone call. All the proposals discriminate against those in employment.

Please think about using all options for communication for deaf people, email, messages, texting, video calls, use of BSL online signers.

4 Conclusions

The number of respondents who completed the survey was very encouraging. The quality of engagement was excellent. In particular, the open-ended questions produced some clear and valuable findings.

Most respondents (44%) preferred an alternative to the given prescribed options. The themes and sample comments give a good flavour of some of the underlying sentiments which include desires for:

- Recognition of people with inflexible or traditional 9–5 employment unable to use the telephone service during regular business hours.
- An option with standard Mon–Fri, 9–5 hours
- Maintaining current hours until the online services are brought up to a certain level of quality and,
- *More*, not fewer, customer service hours.

Of the prescribed options, option 4 was by far the most popular (29%).

Other comment themes worth paying attention to are:

- Lack of, or inadequate, internet access making using online services difficult
- The preference for speaking to someone
- Whatever the chosen option, a simpler way of thinking about timings to avoid confusion
- Again, a general sense of more, not less access needed to council services and certainly not cutting them.
- Clear plans/signposting for out-of-the-ordinary situations such as emergencies and out-of-hours assistance.
- A fear that reduced hours will lead to a reduction in service quality.

Finally, in terms of Equalities, Social and Health Impact Assessments (ESHIA) it is worth noting that people felt that:

- A reduction in customer services would lead to a compounding of pre-existing digital inclusion issues
- Have the greatest impact on the most vulnerable in society
- Timings might be difficult to remember for those with learning difficulties or the elderly because hours were not uniform across the work week
- Working parents needing hours outside of the traditional 9–5 workday
- Even before any customer service centre reductions, service access in some parts of the county is already too low.

Appendix

Customer Service Centre Opening Hours – Public Consultation

What is this consultation about?

Shropshire Council's Customer Service Centre handles telephone and other forms of contact from our customers for around 50 different Council services. It is currently open from 8am to 6pm Monday to Friday and 9am to 1pm on Saturdays.

Some parts of our Customer Service Centre handle complex issues for Shropshire's residents, things like Adult Social Care, concerns for children, risk of homelessness or financial crisis affecting families and these types of contact from people will always need a skilled adviser and a telephone call to resolve them, but many other calls, to our more "generalist" side of our Customer Service Centre, are for relatively simple things that could be done another way, particularly using online requests.

Since we last looked at these opening hours, the council's website offer has developed considerably meaning that many people are now able to make simpler requests for council services at any time of the day or night, regardless of office hours.

We know also that making such requests online is a far more cost-effective way for us as a council to do things – it costs around £2.83 to handle a phone call but an online transaction might cost just £0.15, so doing more this way is much better for us as a council, especially when finances are difficult.

However we fully recognize that not everyone is able to go online and that sometimes, there is a need to speak to someone anyway for things to be able to progress so this is not a consultation about closing our Customer Service Centre, it is about us trying to balance the hours that we need to be open to help people with these "generalist" calls, with encouraging our customers to do more online so that we are handling service requests as efficiently as possible.

And there is one other advantage to encouraging more of our customers to do business with us online – it frees up time for our skilled advisers to concentrate on important preventative work for Shropshire residents and households that may be in need of additional support.

Throughout the difficulties of the Covid pandemic and its aftermath and now into the cost-of-living crisis, the Customer Service Centre has made tens of thousands of calls to Shropshire's residents to check they are coping, that they are safe and either getting the help they need or know how and where to find it. This is work we would like to do more of and considering the availability of better online services we now seek to reduce the opening times of the Customer Services Centre to free up staff time to concentrate on this important work.

The table below shows how the level of calls to these general service lines over the last four years.

Year ended	April 2018	April 2019	April 2020	April 2021	April 2022
Number of calls	200,462	193,952	177,846	213,026	178,302

What do I need to do?

This document explains different options for new opening times for our generalist services together with the potential advantages and disadvantages of each and we are inviting you to give us your views on these options.

Please note that no formal decision has been made at this stage.

The information we receive through this consultation will be used to inform the decision on our future opening times.

We need you to answer the questions on the consultation form and return it to the office that supplied it.

If you can, you can complete the consultation online by going to shropshire.gov.uk/get-involved and searching for Customer Service Centre opening times consultation.

The potential impact of any changes on our customers has been assessed through completing an Equality, Social Inclusion and Health Impact Assessment. This is something that we complete to show that we have been fair when looking at the needs of customers, especially those who might be affected more by any changes.

You may find the information in our “Frequently Asked Questions” useful; copies are available to go with this consultation document.

What are we proposing?

We are proposing changes to the times during which Customer Service Centre will take generalist calls from customers.

The different options and the advantages and disadvantages of each are laid out below.

Is there a recommendation or a preferred proposal?

Yes, we do have a preferred option, and this is based on what we know about the pattern of phone calls we receive throughout the day together with how much staff time we could free up in return for shorter opening hours so that we can make more outbound calls to people with support needs.

Shropshire Council’s preferred proposal would be for our generalist lines to be open from 9am to 3pm Monday to Friday.

This is based on the fact that these opening times

- are regular and recognisable each day and therefore easier to remember.
- cover the majority of the working day and for the most popular times when we know we receive most of our calls.

- still represent around 55% of our current opening hours meaning we can still help anyone who is not able to do business online
- would free up around 100 hours per week for our advisers to do preventative work for people with support needs.

The survey questionnaire asks for your agreement, comments or otherwise on the different proposals or if you wish, to make an alternative suggestion. The options to consider are listed below.

Option 1

Monday to Friday 9am to 3pm, closed Saturdays. Total opening hours per week: 30 (55.5% of current opening times)

Positives:

- Uniform opening times more easily recognised by residents
- Few calls are received before 9am therefore minimal disruption to calls in the morning
- These opening times release up to 11 staff for 2 hours Monday to Thursday plus 10 staff for 2 hours on Friday, theoretically up to 108 staff hours to dedicate to preventative outbound calls in the afternoons.

Negatives:

- Still relatively high numbers of calls currently received between 3pm and 5pm before they tail off, we would expect there to be a period of adjustment for residents during this adjustment where waiting times will be longer.
- Does not address the higher call numbers at the start of a week, again a period of adjustment for residents
- No outbound calls envisaged prior to 9am

Option 2

Monday to Friday 10am to 4pm, closed Saturdays. Total opening hours per week: 30 (55.5% of current opening times)

Positives:

- Uniform opening times more easily recognised by residents
- Releases up to 11 staff for one hour a day Monday to Thursday and 10 staff for one hour Friday, theoretically up to 54 staff hours to dedicate to preventative outbound calls – (afternoons only)

Negatives:

- Disruption to relatively high call numbers between 9am and 10am, risk that these calls may then present at 10am leading to long wait times in the morning.
- Possible disruption for residents over a period of adjustment.
- May be possible to make outbound calls prior to 10am but success rate and effectiveness is questionable.

- Far fewer staff hours available each week to make preventative outbound calls.

Option 3

Monday and Tuesday 9am to 3.30pm

Wednesday and Thursday 9am to 3pm

Friday 10am to 3pm

Total opening hours per week: 30 (55.5% of current opening times)

Positives:

- Slightly longer opening times Monday and Tuesday attempt to address higher call levels earlier in the week
- Releases up to 11 staff for 1.5 hours Monday and Tuesday, 11 staff for 2 hours Wednesday and Thursday and 10 staff for 2 hours on Fridays, theoretically 97 hours a week to dedicate to preventative outbound calls.

Negatives:

- Opening times may not be easy for residents to remember
- Still some possible disruption to calls attempted after 3/3.30pm meaning a period of adjustment for resident.
- Outbound calls prior to 10am on the Friday is possible but success rate and effectiveness is questionable

Option 4

Monday and Tuesday 9am to 5pm

Wednesday to Friday 9am to 3pm

Total opening hours: 34 (63% of current opening hours)

Positives:

- Longer opening times on Monday and Tuesday address attempt to higher call volumes at the start of the week.
- Minimal disruption to calls in the mornings
- Potentially easier opening pattern for residents to remember
- Releases up to 11 staff for 2 hours Wednesday and Thursday and up to 10 staff on Friday, theoretically 54 staff hours per week for outbound calls

Negatives:

- Still some possible disruption to calls attempted after 3pm Wednesday to Friday
- Far fewer staff hours available each week to make outbound preventative calls. Possible bias towards transactional calls over outbound wellbeing calls
- Only able to make outbound calls later in the week

Frequently asked questions

These questions and answers may help to give you more information.

What Is Shropshire Council proposing?

We are proposing shorter opening times for part of our Customer Service Centre which would still remain open for a total of at least 30 hours across weekdays. These changes are for our more general service calls and will not affect calls to Adult and Children's Social Care or calls about homelessness or to the Local Welfare Support line. They will affect calls to more transactional services such as Waste, Registrars, Parking, Education etc. where many people could instead do business online via www.shropshire.gov.uk

Why is Shropshire Council doing this?

It is some time since we last reviewed our opening times and since then we have seen changes in the level of calls we receive at different times of the day, also, more council services have now become available online and customer behaviours have changed with many more people choosing to do business online.

We need as many people as possible to do business with us online because the costs are so much lower, this is very important at a time when budgets are difficult, but we also need to continue to offer a telephone service to our residents who are not able to do things this way.

Also, in the aftermath of the Covid 19 pandemic and now also during the cost-of-living crisis, we believe we should be more proactive, reaching out to Shropshire residents who might be in need of help before things reach crisis point for them.

We need to do this without extra resources, so we feel that what we are proposing here is the best compromise between encouraging people to go online, reducing the hours we are open to take calls so that we still provide a telephone service through the busiest times of the day, whilst freeing up existing staff time to make much more proactive outbound contact with our more vulnerable residents.

How much money will this save?

Revising our opening times will reduce the direct cost of staff time required to provide a phone service. We expect the cost reduction here to be around £93,000 but we will be reinvesting the same amount into making outbound calls which can create a much greater preventative return by helping people to stop needing council services in the first place.

What if I am not able to use online services?

The Customer Service Centre will still be open for a good portion of the working day and for the most popular calling times. Anyone who is not able to use the Council's online service offer is still able to contact us.

Will I have enough time for my enquiry?

Some of the enquiries we help with only take a short time, others may take longer. Our advisers will still deal with your enquiry as normal and as they do now.

What if I need to report an urgent issue?

As explained above, these changes to opening times only affect our more transactional service requests and for most of these it is reasonable if the contact centre is not available to wait until the next working day. For those able to go online, council services are available 24 hours.

There are some issues, for example, adults and children's concerns, highways issues requiring immediate response, homelessness, and car park lock-ins, where it is necessary to expect an urgent response. Calls like this will be handled through our out of hours team, but advisers will only deal with genuinely urgent issues through this service.

How many days will you be open for?

We expect to remain open between Monday to Friday but given the very small number of calls we now receive on a Saturday, the fact that most council departments are closed over the weekend, and the cost of maintaining a Saturday service to answer calls, we propose to stop opening the contact centre on a Saturday morning.

What will happen to Customer Services staff?

Changing our opening times for these service request lines will free up staff time as explained above. We will be using this time to have the same staff make outbound calls, being more proactive and reaching out to residents who may need some support.

April 2023

Analysis and reporting by:
Feedback and Insight Team, Communications and Engagement, Resources
Shropshire Council
Email: TellUs@shropshire.gov.uk

Shropshire Council Lead Department: Customer Services

Cover photography by Neal Smith (pexels.com)



Shropshire
Council

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Shropshire Council
Equality, Social Inclusion and Health Impact Assessment (ESHIA)
Initial Screening Record 2021-2022

A. Summary Sheet on Accountability and Actions

Name of proposed service change
Review of Customer Service Centre opening times

Name of lead officer carrying out the screening
Chris Westwood

Decision, review, and monitoring

Decision	Yes	No
Initial (part one) ESHIA Only?	✓	
Proceed to Full ESHIA or HIA (part two) Report?		✓

If completion of an initial or Part One assessment is an appropriate and proportionate action at this stage, please use the boxes above. If a Full or Part Two report is required, please move on to full report stage once you have completed this initial screening assessment as a record of the considerations which you have given to this matter.

Actions to mitigate negative impact or enhance positive impact of the service change in terms of equality, social inclusion, and health considerations
<p>The Council's policy intention is to free up time to be able to use our existing staff resource, to make higher value and more preventative outbound calls to Shropshire's more vulnerable residents and families.</p> <p>The reason for choosing to make contact by telephone are not immediately clear from the data we hold but there is a suggestion that a sizeable proportion of callers do so through preference. Additionally, not everyone is able to use online services instead, for reasons including lack of assured digital connectivity across this very rural county, lack of confidence and competencies in terms of digital skills, or disinclination to use online services.</p> <p>It is essential to retain a sufficient level of telephone service to cater for those residents unable to access services another way but against this must be balanced the drive to encourage as many people as possible to use more cost-effective online channels particularly where the request is for more transactional council services.</p>

It has been suggested through programmes such as the Good Things Foundation's "*Nobody in the Dark*" that an estimated 1 in 7 of UK citizens might be digitally excluded. In Shropshire, that would suggest around 46,000 residents with either no access to the internet or lacking the skills to use online services and Shropshire Council's own Digital Skills Programme estimates that over 11,000 of these will be aged 65 or over.

The desired outcomes of this consultation are therefore to find a way to reduce the opening times of the CSC to a point where it still remains sufficient to meet the needs of those residents not able to transact online, and still supports the various council services for whom we handle contact, whilst encouraging and supporting people to use online services as an alternative.

Achieving this will free up sufficient staff time for them to make more involved outbound calls to identify and deal early with issues arising for Shropshire's more vulnerable residents.

As such, there will be a likely positive equality impact across the Protected Characteristic groupings as set out in the Equality Act 2010, together with positive impacts for those individuals and households who find themselves in circumstances where they may be considered to be vulnerable and at risk of social exclusion. This particularly includes intersectionality with regard to Age and to Disability, for individuals within these groupings, for example young people who are care leavers and may also have a learning disability, and with regard to the circumstances in which people may find themselves, for example veterans and serving members of the armed forces and their families, and people in low income households.

From the call statistics we monitor, which show the busier days of the week and the busier times of each day, we believe a reasonable opening hours availability would equate to 30 hours per week across a 5 day week, Monday to Friday and this consultation therefore seeks to inform the public and our partners of how we might do this with the minimum of call disruption.

Whilst it means calls to the Customer Service Centre would be affected by revised opening times, the positive effects of working in this different way, especially for individuals and households more susceptible to financial and health inequalities, are expected to outweigh these.

Actions to review and monitor the impact of the service change in terms of equality, social inclusion, and health considerations

The Customer Service Centre continually monitors the number of calls we receive for each service across each day. This includes typical wait times across each day and the number of callers that abandon their call.

We are also able to configure the recorded messages and advice on using alternative online services that a caller hears during any wait time and at the end

of a call, our advisers ask “wrap up” questions to find out why a telephone call was preferred.

This will enable us to review demand and our subsequent response, to determine whether impact is being disproportionately felt, as well as identify where improvements can be made to online services according to our callers.

Outbound calls that we are able to make as a result of freeing up staff time through reduced opening hours will be closely scrutinised to show the value of the contact in terms of who has been contacted, any issues identified, the advice, solutions or signposting given in return and the likely outcomes of this more proactive approach.

As now, we will work closely with Shropshire Local as the council’s presence in the community to determine any adverse impact as well as to provide an inclusive alternative to those genuinely unable to carry out transactional requests online.

Associated ESHIAs

There are no earlier associated Equalities Impact Assessments

Actions to mitigate negative impact, enhance positive impact, and review and monitor overall impacts in terms of any other considerations. This includes climate change considerations

Climate change

There are no direct implications for climate change as a result of this proposal and full implications and considerations of climate change as a result of any changes to the approved approach will be reviewed at that time.

Health and well being

These proposals only affect the opening times for more transactional general service requests, especially as most council services have developed online alternatives to telephoning. These are things like highways issues or waste and planning enquiries.

There would be no change to the availability of the Council’s First Point of Contact service that handles Adult and Children’s concerns calls and the initial contact for Adult Social Care nor to the opening times of the Welfare Support Team that handle calls for homelessness and administer grants from the council’s Local Welfare Fund.

In reducing the opening times for these transactional services, we will release staff time to make proactive contact with Shropshire’s more vulnerable residents who

will be identified from across various council data systems. As was first developed during the Covid pandemic, these calls will help us to identify any emerging needs amongst our most vulnerable residents before these reach any point of crisis or concern. We know from our experience during Covid that these contacts are well received and help identify and mitigate a range of emerging health and wellbeing issues.

Scrutiny at Part One screening stage

People involved	Signatures	Date
<i>Lead officer carrying out the screening</i>		24 January 2023
<i>Any internal service area support*</i>		
<i>Any external support**</i> Mrs Lois Dale, Rurality and Equalities Specialist	<i>Lois Dale</i>	4 th November 2022

**This refers to other officers within the service area*

***This refers to support external to the service but within the Council, e.g., the Rurality and Equalities Specialist, the Feedback and Insight Team, performance data specialists, Climate Change specialists, and Public Health colleagues*

Sign off at Part One screening stage

Name	Signatures	Date
<i>Lead officer's name</i>		
<i>Accountable officer's name</i>		

**This may either be the Head of Service or the lead officer*

B. Detailed Screening Assessment

Aims of the service change and description

Shropshire Council continues to develop its online service offer as a very effective alternative to more traditional contact and one that is not restricted to office hours, being quite literally available all day and every day to suit the user.

It is however essential to retain a sufficient level of telephone service to cater for those residents unable to access services another way but against this must be balanced that drive to encourage as many people as possible to use more cost-effective online channels particularly where the request is for more transactional council services.

We need to do this to increase the efficiency of how people do business with the council but also to enable us to use our existing highly skilled staff resource to make higher value and more preventative outbound calls to Shropshire's more vulnerable residents and families.

Therefore, the desired outcome of this consultation is to find a way to reduce the opening times of the CSC to 30 hours across the week, Monday to Friday, so that it still provides for the needs of those residents not able to transact online, and still supports the various council services for whom we handle contact, whilst encouraging and supporting people to use online services as an always available alternative.

Achieving this must free up sufficient staff time to enable them to make more involved outbound calls to identify and deal early with issues arising for Shropshire's more vulnerable residents.

The general calls section in the Customer Service Centre handles around 200,000 enquiries from residents over a typical year.

Around 160,000 contacts are over the telephone and of these, 45% are from people requesting services from Waste and Recycling, Highways, Registrars and Planning, all of which have an online service available.

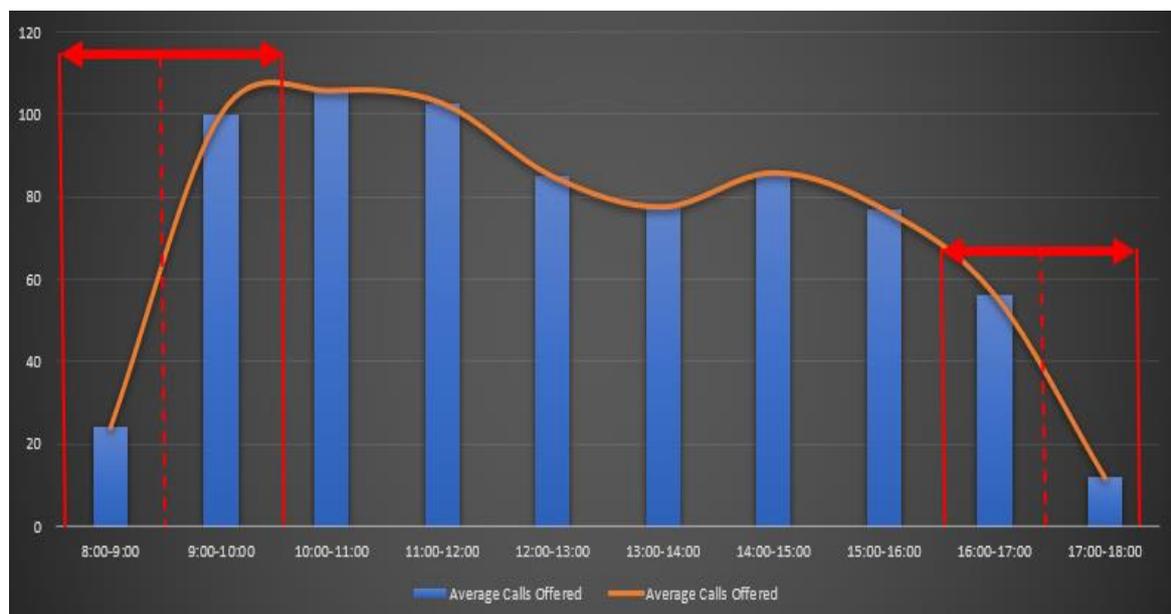
A further 37,000 enquiries are made online, either through E mail, Web Chat or social media.

The level and intensity of these contacts is not uniform and varies throughout a year and indeed throughout a typical day with peaks and troughs in contact within certain months, across different days of a week and across different times of a typical day.

The following graphs illustrate the levels of telephone contact we experience across specific periods and support our suggestions for opening hours including the preferred option that form the basis of the proposals on which we are consulting with the public:

Table 1

Average calls received throughout the day (Period 1 January to 31 August 2022)



The average number of calls over a normal day over this period is 725, the profile shows that calls reach a peak between 10am and 12 noon and remain relatively stable until a sharp drop off from 4pm onwards. The red lines illustrate the volume of calls handled from 8-10am and again from 4-6pm

Revising CSC opening times to 9am to 5pm would affect around 36 calls

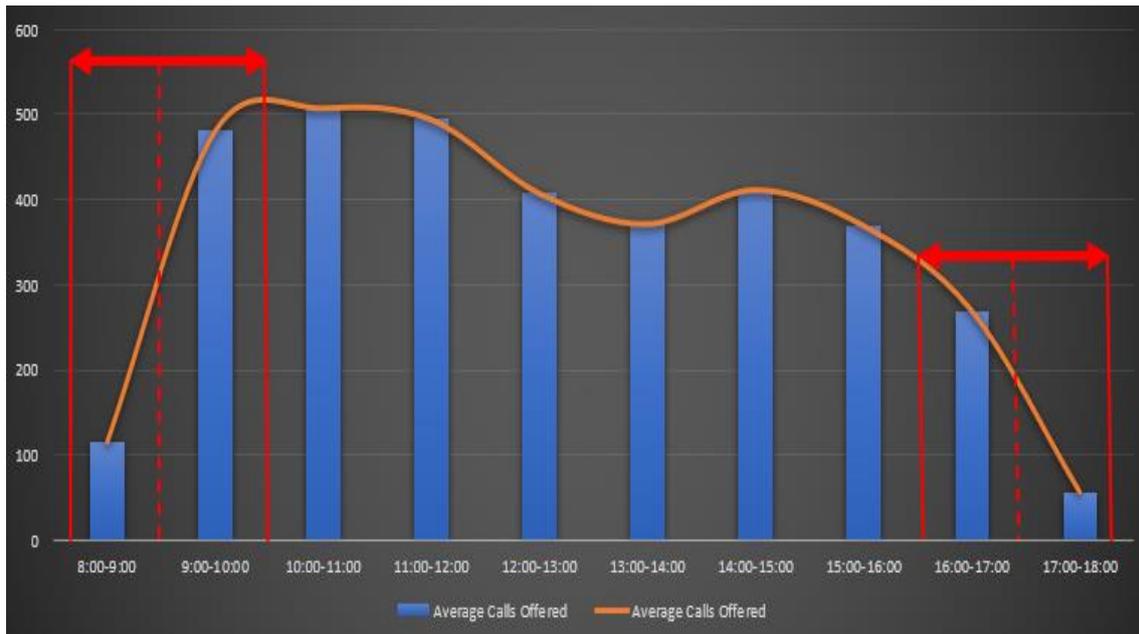
Revising CSC opening times to 9am to 4pm would affect around 92 calls

Revising CSC opening times to 9am to 3pm would affect around 170 calls

Revising CSC opening times to 10am to 4pm would affect around 192 calls

Table 2:

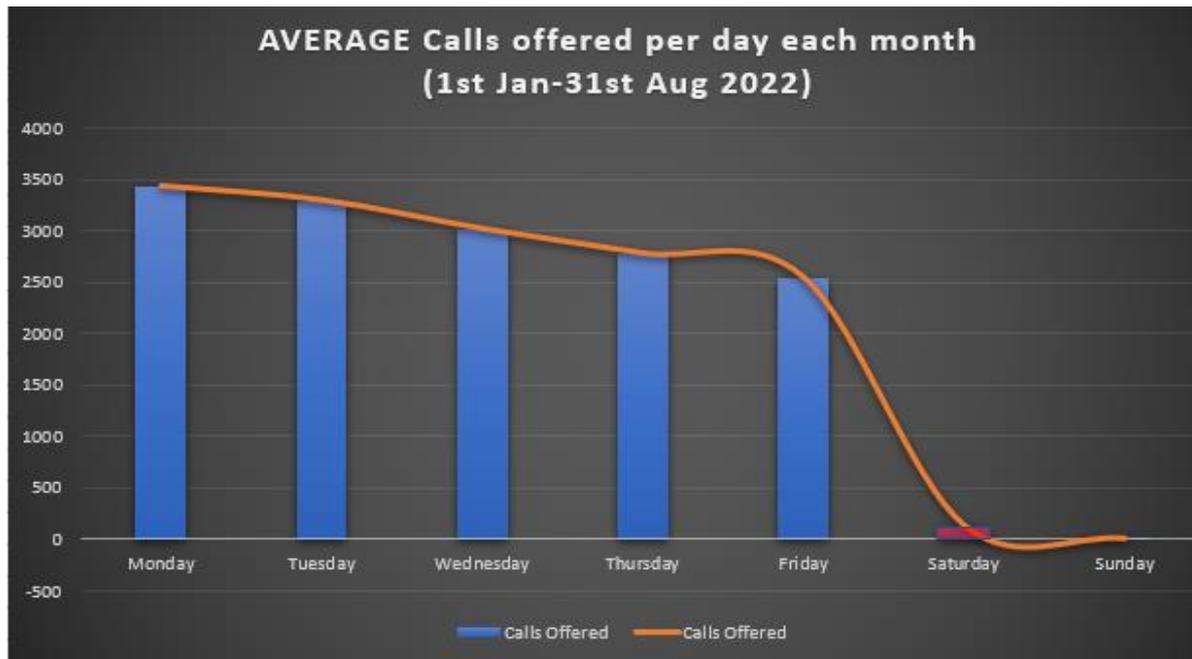
Average number of calls received over a week (Period 1 January to 31 August 2022)



This graph extends the first to show the numbers of calls we handle in one week. The total number of calls in the week is 3486. Again, the red lines show the volumes of calls associated with the period 8-10am and 4-6pm.

- Revising CSC opening times to 9am to 5pm would affect around 182 calls
- Revising CSC opening times to 9am to 4pm would affect around 442 calls
- Revising CSC opening times to 9am to 3pm would affect around 810 calls
- Revising CSC opening hours to 10am to 4pm would affect around 923 calls

Table 3:
Average call profile over a working week for CSC



When we compare the volume of calls across a typical week we see some differences in numbers as the week progresses. Whereas the calls throughout the day itself follow a typical pattern as in tables 1 and 2, the actual volume of calls compared day by day show a definite decline in numbers as the week progresses received on each day with calls on Saturday mornings reaching a bare minimum.

Mondays and Tuesdays are clearly busier than the rest of the week showing a “storing up” of customer enquiries over the weekend. We notice this especially after Bank Holidays.

Options for revised opening times

Option 1

Monday to Friday 9am to 3pm, closed Saturdays. Total opening hours per week: 30 (55.5% of current opening times)

Positives:

Uniform opening times easily recognised by residents

Few calls received before 9am therefore minimal disruption to calls in the morning

Releases up to 108 staff hours to dedicate to preventative outbound calls – afternoons only

Negatives:

Still relatively high numbers of calls currently received between 3pm and 5pm before they tail off, a period of disruption for residents during adjustment where waiting times will be longer.

Does not address the higher call numbers at the start of a week, again a period of adjustment for residents

No outbound calls envisaged prior to 9am

Option 2

Monday to Friday 10am to 4pm, closed Saturdays. Total opening hours per week: 30 (55.5% of current opening times)

Positives:

Uniform opening times easily recognised by residents

Frees up a maximum of 54 staff hours to dedicate to preventative outbound calls – afternoons only

Negatives:

Disruption to relatively high call numbers between 9am and 10am, risk that these calls may then present at 10am leading to long wait times in the morning. Possible disruption for the resident during period of adjustment.

Releases up to 65 staff hours per week for outbound calls.

Outbound calls prior to 10am is possible but success rate and effectiveness is questionable.

Option 3

Monday and Tuesday 9am to 3.30pm

Wednesday and Thursday 9am to 3pm

Friday 10am to 3pm

Total opening hours per week: 30 (55.5% of current opening times)

Positives:

Slightly longer opening times Monday and Tuesday to address higher call levels earlier in the week

Releases up to 97 staff hours per week for outbound calls

Negatives:

Complex opening times for residents to remember

Still some possible disruption to calls attempted after 3/3.30pm meaning a period of adjustment for resident.

Outbound calls prior to 10am on the Friday is possible but success rate and effectiveness is questionable

Option 4

Monday and Tuesday 9am to 5pm

Wednesday to Friday 9am to 3pm

Total opening hours: 34 (63% of current opening hours)

Positives:

Longer opening times on Monday and Tuesday address the heavier call volumes at the start of the week.

Minimal disruption to calls in the mornings

Potentially easier opening pattern for residents to remember

Releases up to 54 staff hours per week for outbound calls

Negatives:

Still some possible disruption to calls attempted after 3pm Wednesday to Friday

Possible bias towards transactional calls over outbound wellbeing calls

Only able to make outbound calls later in the week

Intended audiences and target groups for the service change

The Customer Service Centre is the point of contact for over 50 Council services and serves a diverse range of users including Shropshire's residents, organisations, local councils and Elected Members

The First Point of Contact service for both Adult and Children's Services and the contact point for homelessness and Local Welfare Fund applications, used by residents and organisations alike, are not affected by these proposals and would retain their normal operating times.

Stakeholders for whom it would be useful to be made aware of the proposals and kept informed of developments include the Shropshire and Telford and Wrekin ICS, Members of Parliament, neighbouring local authorities, the County Councils Network and the Rural Services Network

Evidence used for screening of the service change

These proposed changes reflect the increasing take up of online services, especially in the wake of the Covid pandemic lockdowns but also takes into account also what we know and can assume about digital exclusion in our county as detailed earlier in this assessment.

In arriving at this proposal, we have referred to existing research and information presented to the Health and Wellbeing Board by Shropshire's Social Task force, covering in particular the effects of the current cost of living crisis for Shropshire's residents. Full details can be found here:

<https://shropshire.gov.uk/committee-services/documents/b15906/8.%20Health%20Protection%20update%2011.%20Social%20Action%20Task%20Force%20report%2014th-Jul-2022%2009.30%20Health%20and%20We.pdf?T=9>

Such information is instrumental to the intention to use existing staff resource, time and expertise not only to provide a support line for inbound calls but also to be more proactive in contacting households across Shropshire to identify emerging need before it reaches crisis point and advising on potential solutions available.

Specific consultation and engagement with intended audiences and target groups for the service change

A period of public a public consultation took place to gauge opinion on a number of options to reduce the opening times of the CSC to around 30 hours per week.

This consultation ran between 13 March and 23 April 2023 and was made available to as wide a range of residents as possible using the council's website, paper copies available at numerous libraries across the County, via a customer helpline through which paper copies could be requested and via social media, press coverage and broadcast on Radio Shropshire.

In addition, every customer calling the CSC heard a recorded message informing them of the consultation and every customer using Shropshire Local was similarly informed.

From this we are confident that over 19,000 residents making contact with us were directly made aware.

In addition, we informed all stakeholders and partner organisations across Council Services, Housing and the Voluntary and Community Sector with invitation to comment.

Initial equality impact assessment by grouping (Initial health impact assessment is included below)

Please rate the impact that you perceive the service change is likely to have on a group, through stating this in the relevant column.

Please state if it is anticipated to be neutral (no impact) and add any extra notes that you think might be helpful for readers.

Protected Characteristic groupings and other groupings in Shropshire	High negative impact <i>Part Two ESIIA required</i>	High positive impact <i>Part One ESIIA required</i>	Medium positive or negative impact <i>Part One ESIIA required</i>	Low positive, negative, or neutral impact (please specify) <i>Part One ESIIA required</i>
<u>Age</u> (please include children, young people, young people leaving care, people of working age, older people. Some people may belong to more than one group e.g., a child or young person for whom there are safeguarding concerns e.g., an older person with disability)			✓	
<u>Disability</u> (please include mental health conditions and syndromes; hidden disabilities including autism and Crohn's disease; physical and sensory disabilities or impairments; learning disabilities; Multiple Sclerosis; cancer; and HIV)			✓	
<u>Gender re-assignment</u> (please include associated aspects: safety, caring responsibility, potential for bullying and harassment)				✓
<u>Marriage and Civil Partnership</u> (please include associated aspects: caring responsibility, potential for bullying and harassment)			✓	
<u>Pregnancy and Maternity</u> (please include associated aspects: safety, caring responsibility, potential for bullying and harassment)				✓
<u>Race</u> (please include ethnicity, nationality, culture, language, Gypsy, Traveller)				✓
<u>Religion and belief</u> (please include Buddhism, Christianity, Hinduism, Islam, Jainism, Judaism, Nonconformists; Rastafarianism; Shinto, Sikhism, Taoism, Zoroastrianism, and any others)				✓
<u>Sex</u>				✓

(this can also be viewed as relating to gender. Please include associated aspects: safety, caring responsibility, potential for bullying and harassment)				
Sexual Orientation (please include associated aspects: safety; caring responsibility; potential for bullying and harassment)				✓
Other: Social Inclusion (please include families and friends with caring responsibilities; households in poverty; people for whom there are safeguarding concerns; people you consider to be vulnerable; people with health inequalities; refugees and asylum seekers; rural communities; veterans and serving members of the armed forces and their families)			✓	

Initial health and wellbeing impact assessment by category

Please rate the impact that you perceive the service change is likely to have with regard to health and wellbeing, through stating this in the relevant column.

Please state if it is anticipated to be neutral (no impact) and add any extra notes that you think might be helpful for readers.

Health and wellbeing: individuals and communities in Shropshire	High negative impact <i>Part Two HIA required</i>	High positive impact	Medium positive or negative impact	Low positive negative or neutral impact (please specify)
Will the proposal have a <i>direct impact</i> on an individual's health, mental health and wellbeing? For example, would it cause ill health, affecting social inclusion, independence and participation? .			✓	
Will the proposal <i>indirectly impact</i> an individual's ability to improve their own health and wellbeing? For example, will it affect their ability to be physically active, choose healthy food, reduce drinking and smoking?			✓	

.				
<p>Will the policy have a <i>direct impact</i> on the community - social, economic and environmental living conditions that would impact health?</p> <p>For example, would it affect housing, transport, child development, education, employment opportunities, availability of green space or climate change mitigation?</p> <p>.</p>			✓	
<p>Will there be a likely change in <i>demand</i> for or access to health and social care services?</p> <p>For example: Primary Care, Hospital Care, Community Services, Mental Health, Local Authority services including Social Services?</p> <p>.</p>			✓	

Identification of likely impact of the service change in terms of other considerations including climate change and economic or societal impacts

These proposals attempt to balance the direct demand on the Council’s Customer Service Centre of service requests for our more transactional services and where workable alternatives exist, with using the skilled resources freed up to be more instrumental in supporting the diverse health and wellbeing needs of our residents.

Whilst it means calls to the Customer Service Centre would be affected by revised opening times, the positive effects of working in this different way, especially for households more susceptible to financial and health inequalities, are expected to outweigh these.

We would work closely with our Data and Information Governance teams to ensure that any personal data accessed to support a more proactive and preventative approach to our residents, was used in accordance with the principles of the General Data Protection Regulations

Guidance Notes

1. Legal Context

It is a legal requirement for local authorities to assess the equality and human rights impact of changes proposed or made to services. It is up to us as an authority to decide what form our equality impact assessment may take. By way of illustration, some local authorities focus more overtly upon human rights; some include safeguarding. It is about what is considered to be needed in a local authority's area, in line with local factors such as demography and strategic objectives as well as with the national legislative imperatives.

Carrying out these impact assessments helps us as a public authority to ensure that, as far as possible, we are taking actions to meet the general equality duty placed on us by the Equality Act 2010, and to thus demonstrate that the three equality aims are integral to our decision making processes.

These are: eliminating discrimination, harassment and victimisation; advancing equality of opportunity; and fostering good relations.

These screening assessments for any proposed service change go to Cabinet as part of the committee report, or occasionally direct to Full Council, unless they are ones to do with Licensing, in which case they go to Strategic Licensing Committee.

Service areas would ordinarily carry out a screening assessment, or Part One equality impact assessment. This enables energies to be focussed on review and monitoring and ongoing evidence collection about the positive or negative impacts of a service change upon groupings in the community, and for any adjustments to be considered and made accordingly.

These screening assessments are recommended to be undertaken at timely points in the development and implementation of the proposed service change.

For example, an ESHIA would be a recommended course of action before a consultation. This would draw upon the evidence available at that time, and identify the target audiences, and assess at that initial stage what the likely impact of the service change could be across the Protected Characteristic groupings and our tenth category of Social Inclusion. This ESHIA would set out intended actions to engage with the groupings, particularly those who are historically less likely to engage in public consultation eg young people, as otherwise we would not know their specific needs.

A second ESHIA would then be carried out after the consultation, to say what the feedback was, to set out changes proposed as a result of the feedback, and to say where responses were low and what the plans are to engage with groupings who did not really respond. This ESHIA would also draw more upon actions to review impacts in order to mitigate the negative and accentuate the positive. Examples of this approach include the Great Outdoors Strategy, and the Economic Growth Strategy 2017-2021

Meeting our Public Sector Equality Duty through carrying out these ESHIAs is very much about using them as an opportunity to demonstrate ongoing engagement

across groupings and to thus visibly show we are taking what is called due regard of the needs of people in protected characteristic groupings

If the screening indicates that there are likely to be significant negative impacts for groupings within the community, the service area would need to carry out a full report, or Part Two assessment. This will enable more evidence to be collected that will help the service area to reach an informed opinion.

In practice, Part Two or Full Screening Assessments have only been recommended twice since 2014, as the ongoing mitigation of negative equality impacts should serve to keep them below the threshold for triggering a Full Screening Assessment. The expectation is that Full Screening Assessments in regard to Health Impacts may occasionally need to be undertaken, but this would be very much the exception rather than the rule.

2. Council Wide and Service Area Policy and Practice on Equality, Social Inclusion and Health

This involves taking an equality and social inclusion approach in planning changes to services, policies, or procedures, including those that may be required by Government.

The decisions that you make when you are planning a service change need to be recorded, to demonstrate that you have thought about the possible equality impacts on communities and to show openness and transparency in your decision-making processes.

This is where Equality, Social Inclusion and Health Impact Assessments (ESHIA) come in. Where you carry out an ESHIA in your service area, this provides an opportunity to show:

- What evidence you have drawn upon to help you to recommend a strategy or policy or a course of action to Cabinet.
- What target groups and audiences you have worked with to date.
- What actions you will take in order to mitigate any likely negative impact upon a group or groupings, and enhance any positive effects for a group or groupings; and
- What actions you are planning to review the impact of your planned service change.

The formal template is there not only to help the service area but also to act as a stand-alone for a member of the public to read. The approach helps to identify whether or not any new or significant changes to services, including policies, procedures, functions, or projects, may have an adverse impact on a particular group of people, and whether the human rights of individuals may be affected.

This assessment encompasses consideration of social inclusion. This is so that we are thinking as carefully and completely as possible about all Shropshire groups and

communities, including people in rural areas and people or households that we may describe as vulnerable.

Examples could be households on low incomes or people for whom there are safeguarding concerns, as well as people in what are described as the nine 'protected characteristics' of groups of people in our population, e.g., Age. Another specific vulnerable grouping is veterans and serving members of the Armed Forces, who face particular challenges with regard to access to Health, to Education, and to Housing.

We demonstrate equal treatment to people who are in these groups and to people who are not, through having what is termed 'due regard' to their needs and views when developing and implementing policy and strategy and when commissioning, procuring, arranging, or delivering services.

When you are not carrying out an ESHIA, you still need to demonstrate and record that you have considered equality in your decision-making processes. It is up to you what format you choose.–You could use a checklist, an explanatory note, or a document setting out our expectations of standards of behaviour, for contractors to read and sign. It may well not be something that is in the public domain like an ESHIA, but you should still be ready for it to be made available.

Both the approaches sit with a manager, and the manager has to make the call, and record the decision made on behalf of the Council. Help and guidance is also available via the Commissioning Support Team, either for data, or for policy advice from the Rurality and Equalities Specialist. Here are some examples to get you thinking.

Carry out an ESHIA:

- If you are building or reconfiguring a building.
- If you are planning to reduce or remove a service.
- If you are consulting on a policy or a strategy.
- If you are bringing in a change to a process or procedure that involves other stakeholders and the wider community as well as particular groupings

For example, there may be a planned change to a leisure facility. This gives you the chance to look at things like flexible changing room provision, which will maximise positive impacts for everyone. A specific grouping that would benefit would be people undergoing gender reassignment

Carry out an equality and social inclusion approach:

- If you are setting out how you expect a contractor to behave with regard to equality, where you are commissioning a service or product from them.
- If you are setting out the standards of behaviour that we expect from people who work with vulnerable groupings, such as taxi drivers that we license.
- If you are planning consultation and engagement activity, where we need to collect equality data in ways that will be proportionate and non-intrusive as well as meaningful for the purposes of the consultation itself.

- If you are looking at services provided by others that help the community, where we need to demonstrate a community leadership approach

For example, you may be involved in commissioning a production to tour schools or appear at a local venue, whether a community hall or somewhere like Theatre Severn. The production company should be made aware of our equality policies and our expectation that they will seek to avoid promotion of potentially negative stereotypes. Specific groupings that could be affected include: Disability, Race, Religion and Belief, and Sexual Orientation. There is positive impact to be gained from positive portrayals and use of appropriate and respectful language in regard to these groupings in particular.

3. Council wide and service area policy and practice on health and wellbeing

This is a relatively new area to record within our overall assessments of impacts, for individual and for communities, and as such we are asking service area leads to consider health and wellbeing impacts, much as they have been doing during 2020-2021, and to look at these in the context of direct and indirect impacts for individuals and for communities. A better understanding across the Council of these impacts will also better enable the Public Health colleagues to prioritise activities to reduce health inequalities in ways that are evidence based and that link effectively with equality impact considerations and climate change mitigation.

Health in All Policies – Health Impact Assessment

Health in All Policies is an upstream approach for health and wellbeing promotion and prevention, and to reduce health inequalities. The Health Impact Assessment (HIA) is the supporting mechanism

- Health Impact Assessment (HIA) is the technical name for a common-sense idea. It is a process that considers the wider effects of local policies, strategies and initiatives and how they, in turn, may affect people's health and wellbeing.
- Health Impact Assessment is a means of assessing both the positive and negative health impacts of a policy. It is also a means of developing good evidence-based policy and strategy using a structured process to review the impact.
- A Health Impact Assessment seeks to determine how to maximise health benefits and reduce health inequalities. It identifies any unintended health consequences. These consequences may support policy and strategy or may lead to suggestions for improvements.
- An agreed framework will set out a clear pathway through which a policy or strategy can be assessed and impacts with outcomes identified. It also sets out the support mechanisms for maximising health benefits.

The embedding of a Health in All Policies approach will support Shropshire Council through evidence-based practice and a whole systems approach, in achieving our corporate and partnership strategic priorities. This will assist the Council and partners in promoting, enabling and sustaining the health and wellbeing of individuals and communities whilst reducing health inequalities.

Individuals

Will the proposal have a *direct impact* on health, mental health and wellbeing?

For example, would it cause ill health, affecting social inclusion, independence and participation?

Will the proposal directly affect an individual's ability to improve their own health and wellbeing?

This could include the following: their ability to be physically active e.g., being able to use a cycle route; to access food more easily; to change lifestyle in ways that are of positive impact for their health.

An example of this could be that you may be involved in proposals for the establishment of safer walking and cycling routes (e.g., green highways), and changes to public transport that could encourage people away from car usage. and increase the number of journeys that they make on public transport, by foot or on bicycle or scooter. This could improve lives.

Will the proposal *indirectly impact* an individual's ability to improve their own health and wellbeing?

This could include the following: their ability to access local facilities e.g., to access food more easily, or to access a means of mobility to local services and amenities? (e.g. change to bus route)

Similarly to the above, an example of this could be that you may be involved in proposals for the establishment of safer walking and cycling routes (e.g. pedestrianisation of town centres), and changes to public transport that could encourage people away from car usage, and increase the number of journeys that they make on public transport, by foot or on bicycle or scooter. This could improve their health and well being.

Communities

Will the proposal directly or indirectly affect the physical health, mental health, and wellbeing of the wider community?

A *direct impact* could include either the causing of ill health, affecting social inclusion, independence and participation, or the promotion of better health.

An example of this could be that safer walking and cycling routes could help the wider community, as more people across groupings may be encouraged to walk more, and as there will be reductions in emission leading to better air quality.

An *indirect impact* could mean that a service change could indirectly affect living and working conditions and therefore the health and well being of the wider community.

An example of this could be: an increase in the availability of warm homes would improve the quality of the housing offer in Shropshire and reduce the costs for households of having a warm home in Shropshire. Often a health promoting approach also supports our agenda to reduce the level of Carbon Dioxide emissions and to reduce the impact of climate change.

Please record whether at this stage you consider the proposed service change to have a direct or an indirect impact upon communities.

Demand

Will there be a change in demand for or access to health, local authority and social care services?

For example: Primary Care, Hospital Care, Community Services, Mental Health and Social Services?

An example of this could be: a new housing development in an area would affect demand for primary care and local authority facilities and services in that location and surrounding areas. If the housing development does not factor in consideration of availability of green space and safety within the public realm, further down the line there could be an increased demand upon health and social care services as a result of the lack of opportunities for physical recreation, and reluctance of some groupings to venture outside if they do not perceive it to be safe.

For further information on the use of ESHIAs: please contact your head of service or contact Mrs Lois Dale, Rurality and Equalities Specialist and Council policy support on equality, via telephone 01743 258528, or email lois.dale@shropshire.gov.uk.

For further guidance on public health policy considerations: please contact Amanda Cheeseman Development Officer in Public Health, via telephone 01743 253164 or email

amanda.cheeseman@shropshire.gov.uk

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Committee and Date

Cabinet

19 July 2023

Item

Public



Permission to consult on the removal of discretionary areas of School and College transport assistance

Responsible Officer:	James Willocks		
email:	James.willocks@shropshire.gov.uk	Tel:	01743 253041
Cabinet Member (Portfolio Holder):	Kirstie Hurst-Knight		

1. Synopsis

The purpose of this report is to seek permission to consult on the removal of all discretionary provision (other than in exceptional circumstances) of home to school transport, this is Nursery and Post 16 SEND and mainstream Post 16 students.

2. Executive Summary

The Council is committed to providing efficient, integrated transport services whilst ensuring that its statutory duties continue to be met. However, the current significant financial pressures mean that the Council must review those transport functions which are discretionary in nature.

There are a number of other projects that are being undertaken to achieve this target in addition to the draft proposals set out within this report. These include a further development of the personal transport budget programme, Independent Travel Training and network reviews.

The Council's Passenger Transport Group have introduced a number of innovative transport solutions to reduce the pressure on the home to school transport budget and

whilst these have and continue to be successful, to realise a significant budget reduction a policy change is needed.

Currently Shropshire Council offer an enhancement to its statutory duty through a post 16/nursery contribution scheme, details of which are provided through the Council's website and accessed by parent's and carers.

Should Cabinet agree to this consultation, the Council would undertake an eight-week consultation during September and October 2023 (to avoid the school holidays) with various stakeholders including elected members, schools and colleges, Parent Advocacy groups, Voluntary & Community Sectors, Town & Parish Councils etc. Following this period, the results of this consultation would be analysed and compiled before returning to Cabinet for a decision on whether to adopt the draft policy.

Any changes would come into effect from 1 September 2024 and will be applicable to new applicants, as with previous practice the removal of provision will be on a phased approach, protecting all those pupils and students entitled within the existing schemes.

3. Recommendations

That Cabinet:-

- 3.1 Authorise the consultation process as set out in section 2 to removal all discretionary areas of home to school travel assistance (other than in exceptional circumstances)
- 3.2 Expect a future report setting out the outcome and recommendations arising from the consultation process.

Report

4. Risk Assessment and Opportunities Appraisal

An ESHIA, part 1 has been completed and attached marked **Appendix A**.

- 4.1 Should the Council propose to withdraw its financial support for discretionary school and college transport it would have a High Negative impact on Protected Characteristic groupings, in particular those for Age, Disability, Pregnancy and Maternity, Sex, and Social Inclusion. It would also potentially be seen as running against the corporate aims of the Council with regard to children and young people and their life chances.

5. Financial Implications

The council currently supports the discretionary areas of transport (i.e. Nursery and Post 16 SEND and mainstream Post 16 students) via £0.647m of funding as highlighted in Table A.

(It should be noted that this figure does not include the proportionate costs of Post 16 students travelling on contracted routes to their local school 6th form.)

Entitlement Category	Number of Pupils/Students	Net Spend 2022/23
Post 16 Mainstream	56	£76,418
Post 16 SEND	104	£543,281
Nursery SEND	6	26,906
Total	166	£646,605

5.1 Mainstream Post 16 Transport

The council's annual spend on mainstream post 16 transport stood at £76,418 for the 22/23 financial year with entitled students numbers at 56.

The Council currently provides a contribution scheme for those entitled mainstream students that qualify for post 16 transport assistance. The contribution levels for this scheme are currently set at £933 for the higher level and £299 for those parents of students who are on a low income.

Those students who face hardship in paying for their travel are also able to access support through 6th form and college bursaries and a number of students are currently accessing this support.

5.2 Special Education Needs and Disabilities (SEND) Post 16 Transport

The council's annual spend on SEND post 16 transport stood at £543,281 for the 22/23 financial year with entitled student numbers at 104. SEND post 16 pupils are also subject to the contribution scheme.

The contribution levels for this scheme are currently set at £933 for the higher level and £299 for those parents of students who are on a low income.

Those students who face hardship in paying for their travel are also able to access support through 6th form and college bursaries and a number of students are currently accessing this support.

5.3 Special Education Needs and Disabilities (SEND) Nursery Transport

The council's annual spend on SEND Nursery transport stood at £26,906 for the 22/23 financial year with entitled pupil numbers at 6. Nursery transport numbers have reduced significantly year on year as provision locally has become more widely available.

The contribution levels for this scheme are currently set at £933 for the higher level and £299 for those parents of students who are on a low income.

5.4 Net Financial Impact to the Council of consultation proposals

In respect of the potential cost reductions to the Council, the transport network would need to be re-designed to realise the financial savings highlighted within the Council's financial plan.

It is anticipated that £0.350m of cost reductions would be achieved through network changes resulting from the withdrawal of these discretionary areas.

6. Climate Change Appraisal

- 6.1. A “no effect” outcome is expected against energy and fuel consumption, renewable energy generation, carbon offsetting and climate change adaptation as it is not anticipated that any additional vehicles will be on the road, existing vehicles/seats will be utilised for eligible, statutory aged pupils.

7. Background

The council currently provides the following support for Mainstream, SEND (Special Educational Needs and Disability) Post 16 students and Nursery SEND pupils.

Shropshire Council applies policy by meeting the statutory obligations that apply to School transport from the Education Act 1996 as amended by section 77 of the Education and Inspections Act 2006 (in particular sections 508A –E and Schedule 35B) coupled with 'The Department of Education's Home to School Travel and Transport Guidance'

7.1 Post 16 – Mainstream Sixth Forms and Colleges

- The Council currently provides transport assistance for 56 post 16 students to mainstream school 6th forms or other Further Educational establishments.
- Of the 56 post 16 students receiving transport assistance, 40 students are paying the higher rate of the contribution and 16 students paying the lower rate
- These students are provided with either a bus pass on a public service vehicle or a seat on a school transport contract, this is usually dependent upon which type of Further Education establishment they are attending.
- Transport entitlement is defined as “a student living 3 miles or more from their designated FE establishment”
- We do not normally offer bespoke transport solutions such as minibuses or taxis

7.2 Post 16 – SEND Students

- The Council currently transport 104 Post 16 SEND students to a number of specialist FE establishments. Of the 104 students, 65 are paying the higher rate of contribution and 39 students paying the lower rate

- These students will travel to their FE establishment in either a shared vehicle with other SEND pupils, or a bespoke vehicle as a result of their additional needs or geographical location.
- Before a seat on a vehicle is allocated, if appropriate, the initial offer to parents will be in the form of Independent Travel training, where by the student receives one to one training to give them the confidence and skills to use public transport. This has proven to have much wider benefits to the students and their families than just accessing college transport, through creating independence and establishing life skills.

7.3 Nursery SEND Pupils

- The Council currently transport 6 Nursery aged students, who all attend Severdale Nursery
- These pupils are located county wide, which represents a logistical challenge in order to keep costs to a minimum.
- Before a vehicle is allocated for a pupil, parents are offered travelling expenses at a pre-agreed daily mileage.

8. Additional Information

8.1 We have engaged with a number of other Local Authorities and gained direct comparisons on what travel assistance is offered for these discretionary areas, as shown in Table B.

This research has highlighted that some Local Authorities do not offer Nursery SEND travel assistance.

However, we are unable to identify another Local Authority that currently does not offer Post 16 SEND Travel Assistance. It is important to note that our list of local authorities is not exhaustive, and a number did say that they were considering similar options to ourselves.

- A number of Local Authorities do not provide nursery transport
- Where they do provide Nursery Transport it is in the form of a seat on an existing vehicle and not bespoke (such as a separate taxi).
- Post 16 contribution schemes are applied to those SEND students entitled to assistance (as with our current mainstream post 16 scheme).

Table B

	Post 16 Transport Provided (SEND and mainstream)	Previous Contribution on (Full Payer/Proof of Benefit)	2023/24 Contribution (Full Payer/Proof of Benefit)	Historic SEND Contribution	2023/24 SEND Contribution (Full Payer/Proof of Benefit)	Nursery Transport Provided (Y/N)	Independent Travel Training Provided (Y/N)
Shropshire	Y	£875 / £142.50	£933/£299	Free	£933/£299	Y	Y
Herefordshire	Y	£789	£960/refer to college for bursary if low income, or in	-	£960/refer to college for bursary if low income, or in	Y	Y

			receipt of benefits		receipt of benefits (19-25 y/o SEND, it is free)		
Worcestershire	Y	Variable charges based on zones	Variable charges based on zones	-	Variable charges based on zones	Y	Y
North Yorkshire	Y	£490 / £245	£747.50 / £373.75	-	£747.50 / £373.75	N	Y
Wiltshire	Y	£710 / £210	£900/£300	£499 / £184	£650/£300	N	Y
Devon	Y	£600	£690/Dependent on school	-	Dependent on school	N	Y
Solihull	Y	£705	£750	£645	£750	N	Y
Warwickshire	Y	£836/£209	£870/£217.50	-	£870/£217.50	N	Y
Staffordshire	Y	£494 (low income only)	£746 / £589	£625 / £494	£746 / £589	-	-
Lincolnshire	Y	£570	£570	-	-	-	-
Powys	Y	Free	Free (only provided for those that qualify)	Free	Free (only provided for those that qualify)		

The council applies both its mandatory and discretionary statutory duties in providing transport to support student attendance at school/colleges and is considering changes to ensure levels of support are sustainable for those students to whom there is a mandatory statutory duty.

There is also the potential that students can be supported for transport cost through college bursaries that are allocated at their discretion, should the council amend the contribution scheme to include these discretionary areas.

List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)

Local Member: All County wide

Appendices [Please list the titles of Appendices]

Appendix A - ESHIA

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Shropshire Council
Equality, Social Inclusion and Health Impact Assessment (ESHIA)
Initial Screening Record 2023

A. Summary Sheet on Accountability and Actions

Name of proposed service change
Permission to consult on the removal of discretionary funding areas of school and college transport assistance

Name of lead officer carrying out the screening
Kelly Kovacs
Fleet and Specialist Transport Manager

Decision, review, and monitoring

Decision	Yes	No
Initial (part one) ESHIA Only?	x	
Proceed to Full ESHIA or HIA (part two) Report?		x

If completion of an initial or Part One assessment is an appropriate and proportionate action at this stage, please use the boxes above. If a Full or Part Two report is required, please move on to full report stage once you have completed this initial screening assessment as a record of the considerations which you have given to this matter.

Actions to mitigate negative impact or enhance positive impact of the service change in terms of equality, social inclusion, and health considerations
<p>The proposal is for the Council to withdraw its financial support for all discretionary areas of home to school and college transport, from a potential date of September 2024. This relates to the following cohorts: Nursery SEND; Post 16 SEND; and mainstream Post 16 students.</p> <p>To do so would be projected to have a Medium to High Negative impact on Protected Characteristic groupings as set out in the Equality Act 2010, in particular those for Age, Disability, Pregnancy and Maternity, and Sex. There would also be a projected Medium to High Negative impact for those individuals and households that we may consider to be vulnerable by virtue of their circumstances. Whilst these are not defined as Protected Characteristics within equality legislation, it has been a matter of good practice in Shropshire for us to consider their needs as well, within a tenth grouping termed Social Inclusion. This includes low income households, households in rural areas, and young people leaving care.</p>

The impact would be neutral for children and young people on the SEND Register in the age groupings 5-16.

Existing cohorts in receipt of this funding would also not be affected, meaning that the impact upon them at this stage in their lives would be Neutral. However, potentially a child on the SEND Register currently in receipt of support for transport to Nursery could theoretically then proceed through 5-16 funding-assisted schooling and then once again find that the family needed to pay for post 16 SEND transport.

Legal Services have indicated the possibility of judicial review if the Council went out to consultation, given the likely high negative impact for children and young people coming into these categories whom we would class as vulnerable.

Actions to review and monitor the impact of the service change in terms of equality, social inclusion, and health considerations

We have engaged with a number of other Local Authorities, who are rural unitary authorities, neighbouring authorities and urban authorities, giving a strong picture of the situation across a range of localities and geographies. We have gained direct comparisons on what travel assistance is offered for these discretionary areas, as shown in Table A below.

It was noted that we are unable to find a local authority that has completely withdrawn discretionary funding for SEND Post 16, so this indicates that it is an area warranting particular consideration.

Further decisions around actions to review and monitor the likely impacts of the service change would need to be informed by results of the proposed consultation and engagement. If these results indicate projected High Negative impacts, this would then necessitate the carrying out of a Part Two ESHIA, which would then involve in depth analysis of likely equality, social inclusion and health and wellbeing impacts and would need to be considered within the decision making processes of the Council through subsequent report to Cabinet

The carrying out of a Part Two ESHIA would take one of four routes:

1. To make changes to satisfy any concerns raised through the specific consultation and engagement process and through further analysis of the evidence to hand;
2. To make changes that will remove or reduce the potential of the service change to adversely affect any of the Protected Characteristic groups and those who may be at risk of social exclusion;
3. To adopt the service change as it stands, with evidence to justify the decision even though it could adversely affect some groups;
4. To find alternative means to achieve the aims of the service change.

This forensic analysis stage enables a service area to assess:

- Which gaps need to be filled right now, to help you to make a decision about the likely impact of the proposed service change?
- Which gaps could be filled within a timeframe that will enable you to monitor potential barriers and any positive or negative impacts on groups and individuals further along into the process?

Associated ESHIAs

The service area carried out a previous equality impact screening assessment in 2019, following which a decision was taken not to proceed further with removal of funding at that time.

Actions to mitigate negative impact, enhance positive impact, and review and monitor overall impacts in terms of any other considerations. This includes climate change considerations and health and well being considerations

Climate Change

A “no effect” outcome is expected against energy and fuel consumption, renewable energy generation, carbon offsetting and climate change adaptation as it is not anticipated that any additional vehicles will be on the road, existing vehicles/seats will be utilised for eligible, statutory aged pupils.

Health and Well Being

The projected action would also potentially be seen as running against the corporate aims of the Council with regard to children and young people and their life chances, and against the aims of the Council with regard to promoting health and well being across groupings. With regard to whether the policy have a *direct impact* on the community - social, economic and environmental living conditions that would impact health, it could be viewed as Medium Negative at this stage, and potentially High Negative, with regard to child development, education, independence and employment opportunities

Scrutiny at Part One screening stage

People involved	Signatures	Date
<p><i>Lead officer carrying out the screening</i> Kelly Kovacs Fleet and Specialist Transport Manager</p>		

<i>Any internal service area support*</i>		
<i>Any external support**</i> Mrs Lois Dale Performance and Research Specialist: Rurality and Equalities	<i>Lois Dale</i>	6 th June 2023

**This refers to other officers within the service area*

***This refers to support external to the service but within the Council, e.g., the Rurality and Equalities Specialist, the Feedback and Insight Team, performance data specialists, Climate Change specialists, and Public Health colleagues*

Sign off at Part One screening stage

Name	Signatures	Date
<i>Lead officer's name</i>		6 th June 2023
<i>Accountable officer's name</i>		

**This may either be the Head of Service or the lead officer*

B. Detailed Screening Assessment

Aims of the service change and description
<p>Shropshire Council is currently reviewing its transport services for children and students and the review of these services is focused on one area: those pupils and students who receive travel assistance and are of non-compulsory school age, by which we mean nursery children and Post 16 students.</p> <p>The number of children and young people who are currently supported in this way is:</p> <ul style="list-style-type: none"> • Post 16 mainstream – 56 • SEND Nursery - 6

- SEND Post 16 - 104

There is a proposal currently being considered to consult on the following:

- The potential removal of all discretionary areas of home to school transport.

Shropshire Council applies both its statutory and discretionary duties in providing transport to support student attendance at school/colleges.

The rationale for this is that Shropshire Council is considering changes to ensure future resources are targeted most appropriately, to ensure support is provided to those students to whom there is a statutory duty and to those students who would be unable to attend education or training without this support.

The Council is committed to providing efficient, integrated services whilst ensuring that its statutory duties are met. Financial pressures mean that Shropshire Council must review the non-statutory functions it provides and consider whether these arrangements are still financially viable whilst protecting its statutory duty.

Intended audiences and target groups for the service change

The intended audience and target groups/stakeholders are:

- Existing students and their families
- The whole community including children as yet unborn/siblings
- All elected members
- Schools and Colleges
- Transport Operators
- Licensed Taxi providers
- Parent Advocacy Groups
- Marches LEP
- West Midlands Combined Authority
- Voluntary and Community Sector
- Town and Parish Councils
- Neighbouring Authorities
- Other rural unitary authorities
- Youth Parliament
- Local Members of Parliament

This list is not intended to be exhaustive and may be updated during the consultation and engagement process.

Evidence used for screening of the service change

We have engaged with a number of other Local Authorities, who are rural unitary authorities, neighbouring authorities and urban authorities, giving a strong picture of the situation across a range of localities and geographies. We have gained direct comparisons on what travel assistance is offered for these discretionary areas, as shown in Table A.

This research has highlighted that some Local Authorities do not offer Nursery SEND travel assistance. However, we are unable to identify another Local Authority that currently does not offer Post 16 SEND Travel Assistance. It is important to note that our list of local authorities is not exhaustive, and a number did say that they were considering similar options to ourselves

Table A

	Post 16 Transport Provided	Previous Contribution (Full Payer/Proof of Benefit)	2023/24 Contribution (Full Payer/Proof of Benefit)	Historic SEND Contribution	2023/24 SEND Contribution (Full Payer/Proof of Benefit)	Nursery Transport Provided (Y/N)	Independent Travel Training Provided (Y/N)
Shropshire	Y	£875 / £142.50	£933/£299	Free	£933/£299	Y	Y
Herefordshire	Y	£789	£960/refer to college for bursary if low income, or in receipt of benefits	-	£960/refer to college for bursary if low income, or in receipt of benefits (19-25 y/o SEND, it is free)	Y	Y
Worcestershire	Y	Variable charges based on zones	Variable charges based on zones	-	Variable charges based on zones	Y	Y
North Yorkshire	Y	£490 / £245	£747.50 / £373.75	-	£747.50 / £373.75	N	Y
Wiltshire	Y	£710 / £210	£900/£300	£499 / £184	£650/£300	N	Y
Devon	Y	£600	£690/Dependent on school	-	Dependent on school	N	Y
Solihull	Y	£705	£750	£645	£750	N	Y

Warwickshire	Y	£836/£209	£870/£217.50	-	£870/£217.50	N	Y
Staffordshire	Y	£494 (low income only)	£746 / £589	£625 / £494	£746 / £589	-	-
Lincolnshire	Y	£570	£570	-	-	-	-
Powys	Y	Free	Free (only provided for those that qualify)	Free	Free (only provided for those that qualify)		

There has been a detailed analysis of the current and historic situation in Shropshire, with for example numbers in the Nursery cohort declining from 45 in 2017 to 17 in 2019 and now 6.

Specific consultation and engagement with intended audiences and target groups for the service change

These policy changes could come into effect from 1 September 2024 and in that scenario would be applicable to new applicants, as with previous practice the removal of provision will be on a phased approach, protecting all those pupils and students entitled within the existing schemes. This will mean that the full effect of these savings will not be realised until the 2026/27 financial year.

A consultation has not been carried out to date, with the focus more on comparator research into other local authority approaches and a detailed analysis of the situation in Shropshire. It would be vital that any consultation carried out be comprehensive and far reaching.

The consultation will need to include efforts to gain as many views as possible from as wide ranging an audience as possible, not only from those who are likely to be affected but also from healthcare and social care and education professionals, who are well placed to provide informed assessments of anticipated future needs in terms of numbers and suitable modes of transport. Links will also need to be drawn with other Council policy, on young people and on health and

well being and Early Help approaches. This will help to mitigate against the risk that any decisions are seen to be made on financial grounds alone.

Initial equality impact assessment by grouping (Initial health impact assessment is included below)

Please rate the impact that you perceive the service change is likely to have on a group, through stating this in the relevant column.

Please state if it is anticipated to be neutral (no impact) and add any extra notes that you think might be helpful for readers.

Protected Characteristic groupings and other groupings in Shropshire	High negative impact <i>Part Two ESIIA required</i>	High positive impact <i>Part One ESIIA required</i>	Medium positive or negative impact <i>Part One ESIIA required</i>	Low positive, negative, or neutral impact (please specify) <i>Part One ESIIA required</i>
<u>Age</u> (please include children, young people, young people leaving care, people of working age, older people. Some people may belong to more than one group e.g., a child or young person for whom there are safeguarding concerns e.g., an older person with disability)			Medium Negative at this stage: could be viewed as High Negative	
<u>Disability</u> (please include mental health conditions and syndromes; hidden disabilities including autism and Crohn's disease; physical and sensory disabilities or impairments; learning disabilities; Multiple Sclerosis; cancer; and HIV)			Medium Negative at this stage: could be viewed as High Negative	
<u>Gender re-assignment</u> (please include associated aspects: safety, caring responsibility, potential for bullying and harassment)				Low Negative
<u>Marriage and Civil Partnership</u> (please include associated aspects: caring responsibility, potential for bullying and harassment)				Low Negative
<u>Pregnancy and Maternity</u> (please include associated aspects: safety, caring responsibility, potential for bullying and harassment)			Medium Negative at this stage: could be viewed as High Negative	

Race (please include ethnicity, nationality, culture, language, Gypsy, Traveller)				Low Negative
Religion and belief (please include Buddhism, Christianity, Hinduism, Islam, Jainism, Judaism, Nonconformists; Rastafarianism; Shinto, Sikhism, Taoism, Zoroastrianism, and any others)				Low Negative
Sex (this can also be viewed as relating to gender. Please include associated aspects: safety, caring responsibility, potential for bullying and harassment)			Medium Negative at this stage: could be viewed as High Negative	
Sexual Orientation (please include associated aspects: safety; caring responsibility; potential for bullying and harassment)				Low Negative
Other: Social Inclusion (please include families and friends with caring responsibilities; households in poverty; people for whom there are safeguarding concerns; people you consider to be vulnerable; people with health inequalities; refugees and asylum seekers; rural communities; veterans and serving members of the armed forces and their families)			Medium Negative at this stage: could be viewed as High Negative	

Initial health and wellbeing impact assessment by category

Please rate the impact that you perceive the service change is likely to have with regard to health and wellbeing, through stating this in the relevant column.

Please state if it is anticipated to be neutral (no impact) and add any extra notes that you think might be helpful for readers.

Health and wellbeing: individuals and communities in Shropshire	High negative impact <i>Part Two HIA required</i>	High positive impact	Medium positive or negative impact	Low positive negative or neutral impact (please specify)
Will the proposal have a <i>direct impact</i> on an individual's health, mental health and wellbeing? For example, would it cause ill health, affecting social			Medium Negative at this stage: could be viewed as High Negative with regard to	

inclusion, independence and participation? .			independence and participation in education and learning	
Will the proposal indirectly impact an individual's ability to improve their own health and wellbeing? For example, will it affect their ability to be physically active, choose healthy food, reduce drinking and smoking?				Low Negative
Will the policy have a direct impact on the community - social, economic and environmental living conditions that would impact health? For example, would it affect housing, transport, child development, education, employment opportunities, availability of green space or climate change mitigation? .			Medium Negative at this stage: could be viewed as High Negative with regard to child development, education, independence and employment opportunities	
Will there be a likely change in demand for or access to health and social care services? For example: Primary Care, Hospital Care, Community Services, Mental Health, Local Authority services including Social Services? .				Low Negative

Identification of likely impact of the service change in terms of other considerations including climate change and economic or societal impacts

The service change as proposed may have a likely negative impact on promoting social inclusion. It affects a vulnerable grouping within society and their families in terms of impact upon the income of the households affected, thereby indirectly impacting the choices they are then able to make about work, education, leisure and social mobility during an ongoing cost of living crisis.

Guidance Notes

1. Legal Context

It is a legal requirement for local authorities to assess the equality and human rights impact of changes proposed or made to services. It is up to us as an authority to decide what form our equality impact assessment may take. By way of illustration, some local authorities focus more overtly upon human rights; some include safeguarding.

It is about what is considered to be needed in a local authority's area, in line with local factors such as demography and strategic objectives as well as with the national legislative imperatives.

Carrying out these impact assessments helps us as a public authority to ensure that, as far as possible, we are taking actions to meet the general equality duty placed on us by the Equality Act 2010, and to thus demonstrate that the three equality aims are integral to our decision making processes.

These are: eliminating discrimination, harassment and victimisation; advancing equality of opportunity; and fostering good relations.

These screening assessments for any proposed service change go to Cabinet as part of the committee report, or occasionally direct to Full Council, unless they are ones to do with Licensing, in which case they go to Strategic Licensing Committee.

Service areas would ordinarily carry out a screening assessment, or Part One equality impact assessment. This enables energies to be focussed on review and monitoring and ongoing evidence collection about the positive or negative impacts of a service change upon groupings in the community, and for any adjustments to be considered and made accordingly.

These screening assessments are recommended to be undertaken at timely points in the development and implementation of the proposed service change.

For example, an ESHIA would be a recommended course of action before a consultation. This would draw upon the evidence available at that time, and identify the target audiences, and assess at that initial stage what the likely impact of the service change could be across the Protected Characteristic groupings and our tenth category of Social Inclusion. This ESHIA would set out intended actions to engage with the groupings, particularly those who are historically less likely to engage in public consultation eg young people, as otherwise we would not know their specific needs.

A second ESHIA would then be carried out after the consultation, to say what the feedback was, to set out changes proposed as a result of the feedback, and to say where responses were low and what the plans are to engage with groupings who did not really respond. This ESHIA would also draw more upon actions to review

impacts in order to mitigate the negative and accentuate the positive. Examples of this approach include the Great Outdoors Strategy, and the Economic Growth Strategy 2017-2021

Meeting our Public Sector Equality Duty through carrying out these ESHIAs is very much about using them as an opportunity to demonstrate ongoing engagement across groupings and to thus visibly show we are taking what is called due regard of the needs of people in protected characteristic groupings

If the screening indicates that there are likely to be significant negative impacts for groupings within the community, the service area would need to carry out a full report, or Part Two assessment. This will enable more evidence to be collected that will help the service area to reach an informed opinion.

In practice, Part Two or Full Screening Assessments have only been recommended twice since 2014, as the ongoing mitigation of negative equality impacts should serve to keep them below the threshold for triggering a Full Screening Assessment. The expectation is that Full Screening Assessments in regard to Health Impacts may occasionally need to be undertaken, but this would be very much the exception rather than the rule.

2. Council Wide and Service Area Policy and Practice on Equality, Social Inclusion and Health

This involves taking an equality and social inclusion approach in planning changes to services, policies, or procedures, including those that may be required by Government.

The decisions that you make when you are planning a service change need to be recorded, to demonstrate that you have thought about the possible equality impacts on communities and to show openness and transparency in your decision-making processes.

This is where Equality, Social Inclusion and Health Impact Assessments (ESHIA) come in. Where you carry out an ESHIA in your service area, this provides an opportunity to show:

- What evidence you have drawn upon to help you to recommend a strategy or policy or a course of action to Cabinet.
- What target groups and audiences you have worked with to date.
- What actions you will take in order to mitigate any likely negative impact upon a group or groupings, and enhance any positive effects for a group or groupings; and
- What actions you are planning to review the impact of your planned service change.

The formal template is there not only to help the service area but also to act as a stand-alone for a member of the public to read. The approach helps to identify whether or not any new or significant changes to services, including policies,

procedures, functions, or projects, may have an adverse impact on a particular group of people, and whether the human rights of individuals may be affected.

This assessment encompasses consideration of social inclusion. This is so that we are thinking as carefully and completely as possible about all Shropshire groups and communities, including people in rural areas and people or households that we may describe as vulnerable.

Examples could be households on low incomes or people for whom there are safeguarding concerns, as well as people in what are described as the nine 'protected characteristics' of groups of people in our population, e.g., Age. Another specific vulnerable grouping is veterans and serving members of the Armed Forces, who face particular challenges with regard to access to Health, to Education, and to Housing.

We demonstrate equal treatment to people who are in these groups and to people who are not, through having what is termed 'due regard' to their needs and views when developing and implementing policy and strategy and when commissioning, procuring, arranging, or delivering services.

When you are not carrying out an ESHIA, you still need to demonstrate and record that you have considered equality in your decision-making processes. It is up to you what format you choose.–You could use a checklist, an explanatory note, or a document setting out our expectations of standards of behaviour, for contractors to read and sign. It may well not be something that is in the public domain like an ESHIA, but you should still be ready for it to be made available.

Both the approaches sit with a manager, and the manager has to make the call, and record the decision made on behalf of the Council. Help and guidance is also available via the Commissioning Support Team, either for data, or for policy advice from the Rurality and Equalities Specialist. Here are some examples to get you thinking.

3. Council wide and service area policy and practice on health and wellbeing

This is a relatively new area to record within our overall assessments of impacts, for individual and for communities, and as such we are asking service area leads to consider health and wellbeing impacts, much as they have been doing during 2020-2021, and to look at these in the context of direct and indirect impacts for individuals and for communities. A better understanding across the Council of these impacts will also better enable the Public Health colleagues to prioritise activities to reduce health inequalities in ways that are evidence based and that link effectively with equality impact considerations and climate change mitigation.

Health in All Policies – Health Impact Assessment

Health in All Policies is an upstream approach for health and wellbeing promotion and prevention, and to reduce health inequalities. The Health Impact Assessment (HIA) is the supporting mechanism

- Health Impact Assessment (HIA) is the technical name for a common-sense idea. It is a process that considers the wider effects of local policies, strategies and initiatives and how they, in turn, may affect people's health and wellbeing.
- Health Impact Assessment is a means of assessing both the positive and negative health impacts of a policy. It is also a means of developing good evidence-based policy and strategy using a structured process to review the impact.
- A Health Impact Assessment seeks to determine how to maximise health benefits and reduce health inequalities. It identifies any unintended health consequences. These consequences may support policy and strategy or may lead to suggestions for improvements.
- An agreed framework will set out a clear pathway through which a policy or strategy can be assessed and impacts with outcomes identified. It also sets out the support mechanisms for maximising health benefits.

The embedding of a Health in All Policies approach will support Shropshire Council through evidence-based practice and a whole systems approach, in achieving our corporate and partnership strategic priorities. This will assist the Council and partners in promoting, enabling and sustaining the health and wellbeing of individuals and communities whilst reducing health inequalities.

Individuals

Will the proposal have a *direct impact* on health, mental health and wellbeing?

For example, would it cause ill health, affecting social inclusion, independence and participation?

Will the proposal directly affect an individual's ability to improve their own health and wellbeing?

This could include the following: their ability to be physically active e.g., being able to use a cycle route; to access food more easily; to change lifestyle in ways that are of positive impact for their health.

An example of this could be that you may be involved in proposals for the establishment of safer walking and cycling routes (e.g., green highways), and changes to public transport that could encourage people away from car usage. and increase the number of journeys that they make on public transport, by foot or on bicycle or scooter. This could improve lives.

Will the proposal *indirectly impact* an individual's ability to improve their own health and wellbeing?

This could include the following: their ability to access local facilities e.g., to access food more easily, or to access a means of mobility to local services and amenities? (e.g. change to bus route)

Similarly to the above, an example of this could be that you may be involved in proposals for the establishment of safer walking and cycling routes (e.g. pedestrianisation of town centres), and changes to public transport that could encourage people away from car usage, and increase the number of journeys that they make on public transport, by foot or on bicycle or scooter. This could improve their health and well being.

Communities

Will the proposal directly or indirectly affect the physical health, mental health, and wellbeing of the wider community?

A *direct impact* could include either the causing of ill health, affecting social inclusion, independence and participation, or the promotion of better health.

An example of this could be that safer walking and cycling routes could help the wider community, as more people across groupings may be encouraged to walk more, and as there will be reductions in emission leading to better air quality.

An *indirect impact* could mean that a service change could indirectly affect living and working conditions and therefore the health and well being of the wider community.

An example of this could be: an increase in the availability of warm homes would improve the quality of the housing offer in Shropshire and reduce the costs for households of having a warm home in Shropshire. Often a health promoting approach also supports our agenda to reduce the level of Carbon Dioxide emissions and to reduce the impact of climate change.

Please record whether at this stage you consider the proposed service change to have a direct or an indirect impact upon communities.

Demand

Will there be a change in demand for or access to health, local authority and social care services?

For example: Primary Care, Hospital Care, Community Services, Mental Health and Social Services?

An example of this could be: a new housing development in an area would affect demand for primary care and local authority facilities and services in that location and surrounding areas. If the housing development does not factor in consideration of availability of green space and safety within the public realm, further down the line

there could be an increased demand upon health and social care services as a result of the lack of opportunities for physical recreation, and reluctance of some groupings to venture outside if they do not perceive it to be safe.

For further information on the use of ESHIAs: please contact your head of service or contact Mrs Lois Dale, Rurality and Equalities Specialist and Council policy support on equality, via telephone 01743 258528, or email lois.dale@shropshire.gov.uk.



Committee and Date

Item

Public



Proposed Amendment and/or Extension of Shrewsbury Town Centre Public Spaces Protection Order (No.1) 2017

Responsible Officer:	Mark Barrow		
email:	mark.barrow@shropshire.gov.uk	Tel:	01743 258919
Cabinet Member (Portfolio Holder):	Cllr Richard Marshall		

1. Synopsis

To seek a renewal from 1 August 2023 of the Shrewsbury Town Centre Public Spaces Protection Order for three years with variations to give extra powers to the Police and to the Council to address specific anti-social behaviours.

2. Executive Summary

- 2.1. This report has been prepared in line with The Shropshire Plan. It specifically relates to the Healthy Economy strategic priority and the strategic objective that the Council will develop Shropshire as a safe, strong and vibrant destination to attract people to live in, work in, learn in and visit the county.
- 2.2. The Shrewsbury Town Centre Public Spaces Protection Order (No.1) 2017 ('the Order') was originally approved by Cabinet on 21 June 2017 with an effective commencement date of 1 August 2017.
- 2.3. Cabinet approved the renewal of the Order, without any variation, on 6 July 2020 and this took effect from 1 August 2020. This is the existing Order, which will expire on 31 July 2023.
- 2.4. A public consultation to extend/vary the existing Order has been undertaken, which sought comments from statutory consultees as well as other interested parties and the public. Over 65 responses to the consultation were received, all of

which fully support extending the Order with the current provisions. The majority of those who responded were also in favour of varying the Order to include three new provisions, together with the power for the Council to authorise other persons to act under the Order.

- 2.5. The proposed Order now includes the original four prohibitions, specifically:
- urinating/defecating;
 - leaving personal belongings;
 - a wider enabling provision to require a person to stop drinking alcohol and/or hand over alcohol if causing anti-social behaviour; and
 - a wider enabling provision to require a person to leave an area if causing anti-social behaviour.
- 2.6. Together with three new provisions that would enable an authorised officer to tackle additional specific behaviours that are causing nuisance, alarm, harassment or distress under the following circumstances:
- where a person is 'sitting or lying on any footpath or pedestrian area or in any fire escape, stairway or other entrance or exit to any premises within the protected area',
 - where a person is within a public toilet; and
 - where a person is using a device intended to amplify sound.
- 2.7. There is also a proposal to extend the definition of an authorised officer under the Order to include 'any person authorised by Shropshire Council'.
- 2.8. West Mercia Police ('the Police'), who are a statutory consultee and currently the main agency responsible for undertaking the day-to-day enforcement of the Order, in partnership with the Council, are in support of extending and varying the Order to include the additional measures; however, they do not consider that the Police should enforce the provision relating to the use of a device intended to amplify sound and that this provision ought to be the responsibility of the Council.
- 2.9. The Police have requested an increase in the level of enforcement by Council Officers and other parties (authorised by the Council) and, as a result, have sought to amend the Memorandum of Understanding (MoU), which was agreed when the Order was originally brought into effect in 2017 between the Council and the Police, for the purposes of enforcing the Order. To facilitate this and to increase the flexibility afforded to the Council to make more efficient use of external resources, it is proposed that the authority to enter into future MoUs is delegated to appropriate Chief Officers with responsibility for functions relevant to the Order.
- 2.10. Initially, in response to the consultation, the Council service with responsibility for the enforcement of statutory noise nuisance at domestic premises, expressed concerns that officers may not be in a position to undertake enforcement action under the revised Order. However, further exploration of these concerns was undertaken, and agreement subsequently reached confirming this is now achievable; nevertheless, limited capacity means enforcement will extend to cases only insofar as they relate to a person using a device to amplify music. The potential for 'other persons' to be authorised by the Council to enforce the Order may also provide an additional resource to support the enforcement of this new and other provisions within the Order. On this basis and given the strong support from the business community for the amplified music provision, it is recommended that the Council includes this provision in the Order.

3. Recommendations

That Cabinet:

- 3.1. accepts the position as set out in the report and agrees that the Council extends, with variations, the Shrewsbury Town Centre Public Spaces Protection Order (No.1) 2017, as set out in **Appendix A (“the Order”)**, with an effective commencement date of 1 August 2023.
- 3.2. for the purpose of discharging the Order instructs the Executive Director: Place to publish and cause to be erected notices in accordance with Regulations made under the Anti-Social Behaviour, Crime and Policing Act 2014.
- 3.3. delegates authority to the Executive Director: Place to engage with West Mercia Police and to agree a new Memorandum of Understanding to specify enforcement responsibilities and any other requirements under the Order (as extended) and, where necessary, to amend or create any further Memoranda of Understanding at any time during the period that the Order (as extended) is in force.
- 3.4. delegates authority to the Executive Director: Place and any other Executive Director holding responsibility for functions relevant to the Order (as extended) to engage with any other organisation, not being part of Shropshire Council, where officers of that organisation have been authorised by Shropshire Council to undertake enforcement responsibilities under the Order (as extended), and to define those enforcement responsibilities and any other requirements within an agreed Memorandum of Understanding and, where necessary, to amend or create any further Memoranda of Understanding at any time during the period that the Order (as extended) is in force.

Report

4. Risk Assessment and Opportunities Appraisal

- 4.1. The introduction of the Order was intended to help improve the commercial nature of Shrewsbury town centre (including the evening and night-time economy and visitor experience), whilst ensuring that public spaces are enjoyed by the majority and not spoiled by the actions of the minority, and this remains at the heart of the purpose of the revised Order.
- 4.2. Under the Anti-social Behaviour, Crime and Policing Act 2014 (‘the Act’), where a public spaces protection order is introduced or where a variation is made, a legal challenge over the validity of such an order is possible for a period of up to six weeks. The revised Order will, therefore, be subject to a six-week period in which it may be challenged. When the original Order was introduced in 2017 no such challenge was made.

- 4.3. There have been no formal complaints or representations received by the Council in relation to the implementation or use of the current Order whilst it has been in operation.
- 4.4. In line with the requirements of the Act, a public consultation seeking views from statutory consultees and the public on the proposals to extend and vary the Order was undertaken between 3 April 2023 and 14 May 2023. Included with the consultation papers was a copy of the current Order and the proposed variations.
- 4.5. West Mercia Police and the Office of the Police and Crime Commissioner (OPCC), as statutory consultees, were directly notified of the consultation, together with a wide range of other bodies, including known landowners, community representatives and, through the Shrewsbury Business Improvement District (BID), many local businesses were also encouraged to respond.
- 4.6. The response to the consultation gave a very clear indication that the Order ought to continue and there was overall support to include all the proposed variations. The comments received during the consultation are set out along with the Council's comments at **Appendix B**.
- 4.7. In some cases where the responses provided have not been possible to fully capture within **Appendix B** they are provided separately as follows
- i. Response from Prosecure Ltd at **Appendix C**.
 - ii. Response from Shropshire Council Environmental Protection at **Appendix D**.
 - iii. Response from Resident (no1) at **Appendix E**.
 - iv. Response from Shrewsbury Business Improvement District at **Appendix F**.
 - v. Response from Resident (no2) at **Appendix G**.
- 4.8. In addition West Mercia Police's response to the consultation can be viewed at **Appendix H**.
- 4.9. The Order has been in operation since 2017 and, in accordance with the Council's Better Regulation and Enforcement Policy, it has primarily been used to address low level anti-social behaviour with the primary aim being to modify or change the behaviour of individuals using the lowest level of enforcement intervention. The wording of the Order has been designed to enable authorised officers to intervene in circumstances in an attempt to de-escalate situations and resolve matters, as opposed to criminalising individuals; this remains the case with the proposed variations. A summary setting out how the current Order has been utilised over the period 1 April 2020 to 31 March 2023 is included at **Appendix I**.
- 4.10. Following the introduction of the original Order, town centre incident data (01/04/2020 – 31/03/2023) recorded specifically by Team Shrewsbury partners has continued to be collated and categorised. There are currently 17 different categories to which incidents/reports/behaviours are assigned and this data is shared and reviewed regularly at Team Shrewsbury meetings. In addition, supporting data has been provided by the Police covering 10 incident categories (01/04/2020 – 31/03/2023), OIS data sets (05/02/2022 – 27/02/2023) and information collated via officer observations linked to an ASB Risk Management Plan for the town centre (18/08/2022 – 04/04/2023). Data from Shropshire Council with respect to complaints concerning busking has also been provided. This data does demonstrate a continuing need for both the existing prohibitions and also the

inclusion of the proposed new provisions. A copy of the PSPO evaluation report is included at **Appendix J**.

- 4.11. Prior to the Order being implemented in 2017, and also when the Order was extended in 2020, Equality and Social Inclusion Impact Assessments ('ESIIA') were undertaken in order to assess likely impacts for people within the nine Protected Characteristic groupings as set out in the Equality Act 2010. Consideration was also given to impacts with regard to social inclusion, which is the wider additional category used to help the Council go beyond the equality legislation and to consider impacts for individuals and households with regard to the circumstances in which they may find themselves across their life stages. This category of social inclusion enables consideration of impacts for individuals that may be considered vulnerable, including rough sleepers. Both ESIIAs followed and drew upon formal consultations and as such reflected comments from statutory consultees, other interested parties and from the community. This demonstrates ongoing engagement and enabled a view to be taken at both stocktake moments that the overall equality impact would be low positive across groupings.
- 4.12. An additional Equality, Social Inclusion and Health Impact Assessment ('ESHIA') has now been prepared reflecting the latest consultation and associated data. The Order including the proposed amendments is intended to tackle low level anti-social behaviour where the behaviour is having, or likely to have, a detrimental effect on the quality of life of those in the locality; be persistent or continuing in nature; and be unreasonable. The way that the Order has been used since inception and will continue to be used is as a mechanism to prevent lower-level anti-social behaviour and minimise its impact. As such, it again indicates a low positive impact for groupings in the community. The ESHIA can be viewed at **Appendix K**.
- 4.13. Whilst the Order has the potential to adversely impact on children and vulnerable adults, it is intended to address unacceptable behaviours, which are considered to be anti-social in nature, which it is not unreasonable to address through a revised Order in accordance with statutory provisions. The behaviour of young persons under the age of 18 has been dealt with informally under the original Order, with appropriate contact between the Police and with parents and carers; this position is not expected to change.
- 4.14. An action to mitigate any perceived negative impact of the measures on vulnerable people, including rough sleepers, will be to advise both directly and through groups such as Team Shrewsbury that the Order, including the proposed amendments, is not a mechanism that sets out to punish poverty related issues; it sets out to punish unacceptable behaviours caused by individuals acting inappropriately, irrespective of status or wealth and applies equally to matters also commonly associated with the evening and night-time economy.
- 4.15. There are measures in place to help vulnerable people who are homeless, rough sleeping, or at risk of rough sleeping across the county. This includes support from a variety of agencies, which is currently provided through the RESET multi-agency service, which provides drug and alcohol treatment support. The RESET team provides holistic support including domestic abuse support, adult social care, housing support and mental health treatment. The partners involved are the Council, With You at Shropshire Recovery Partnership, Midlands Partnership

Foundation Trust, Shropshire Domestic Abuse Service, Shrewsbury Ark and Intuitive Thinking Skills. The Police and the wider medical profession also provide support. Further, the Council and Team Shrewsbury promote the Alternative Giving Scheme which operates within the town centre. This allows people to provide donations which are specifically used to assist homeless people.

- 4.16. Cabinet properly had regard to the rights of freedom of expression and freedom of assembly set out in the European Convention on Human Rights and the Human Rights Act 1998 during the process that led to the implementation and subsequent extension of the Order. The fact that no human rights challenges or complaints have been lodged since the introduction of the Order gives a reasonable indication that the previous decisions to implement the Order and the recommendations in this report to continue with the Order is unlikely to be at variance with the Human Rights Act 1998 and is also unlikely to result in any adverse Human Rights Act implications.
- 4.17. The anticipated positive environmental impact associated with the original Order through a reduction in urinating/defecating in the street and the public not leaving their personal belongings in the town centre will be maintained. In addition, providing enforcement arrangements are agreed and resourced, the variation to include a measure to reduce nuisance from amplified sound will also provide a positive impact for local residents and town centre business owners given the experiences shared by some in response to the consultation. Taken together, these are positive impacts in relation to the health and well-being of all residents, visitors and business owners.
- 4.18. The impacts of reducing anti-social behaviour will have a low positive impact on the well-being of those individuals who are blighted by anti-social behaviour and who may suffer frequently from such behaviours. Both existing and proposed amendments will help the authorities to both raise awareness and address anti-social behaviour.

5. Financial Implications

- 5.1. An identified breach of the Order is a criminal offence and a person guilty of an offence is liable on summary conviction to a fine not exceeding Level 3 (maximum £1,000). However, the legislation enables such offences to be dealt with, where appropriate, by way of a Fixed Penalty Notice (FPN), which, if paid, would discharge an individual's liability to conviction for the offence. The amount of the FPN was set by Cabinet at £75, reduced to £50 if paid within 10 days. There are no proposals to amend the financial level of the FPN if the Order is extended/varied.
- 5.2. Whilst the use of FPNs is being utilised by the Council in appropriate cases, none of those issued to date have been paid and, as a result, the Council has had to consider and, where appropriate, resort to instituting legal proceedings. Any costs, including officer time, associated with investigating breaches and bringing legal proceedings in the criminal courts have been met from within the Business and Consumer Protection Service operational budget. This adversely impacts the delivery of Trading Standards related mandatory statutory duties as the officers who take on these cases are based in the Trading Standards Team. Any costs awarded in court proceedings invariably do not cover the Council's expenditure

and even when awarded are rarely received due to the personal circumstances of the individuals who are facing prosecution.

- 5.3. It has also been recognised that enforcement of the Order is currently difficult, with financial and resource pressures on Shropshire Council, West Mercia Police and other partners and, whilst a wider consideration as to who may be authorised by the Council to enforce the provisions has also been proposed, there is currently no agreement to extend these powers to any particular persons. The inclusion of this power will be utilised when appropriate and when the Council is in a position to provide sufficient assurance that it can resource any anticipated outcomes from an increase in the number of enforcement actions. This will include back-office administrative support, additional officer time to review criminal reports and accompanying evidence, administering appropriate sanctions, undertaking investigations for cases requiring formal action and finally costs associated with bringing criminal legal proceedings.
- 5.4. The proposal to vary the current Order will mean that all the current street signs advertising the presence of the Order will need to be replaced to reflect the new provisions. Funding will be sought from external sources including Team Shrewsbury partners and the OPCC; however, there is a risk that this will need to be funded from the Business and Consumer Protection Service budget, which will impact the delivery of other mandatory statutory duties.
- 5.5. The proposal to vary the current Order will also mean that all the existing crime reporting books will need to be replaced to reflect the new provisions. The books are used by authorised officers to record enforcement actions undertaken and to issue, to those persons against whom the action has been undertaken, a notice outlining what has been required of them or what offence they are to be reported for. Whilst funding for new books will be discussed at Team Shrewsbury, there has been no commitment at this time and, hence, it remains highly likely that this will again need to be funded from the Business and Consumer Protection Service budget.
- 5.6. The current estimate of the costs referred to in paragraphs 5.4 and 5.5 above is £1,000.

6. Climate Change Appraisal

6.1. It is acknowledged that the Order is expected to have a 'no effect' outcome on the climate change impacts listed below:

- energy and fuel consumption (buildings and/or travel)
- renewable energy generation;
- carbon offsetting or mitigation; and
- climate change adaptation.

7. Background

7.1. The Anti-social Behaviour, Crime and Policing Act 2014 ('the Act') introduced Public Spaces Protection Orders ('Orders'), which are intended to provide the means of preventing individuals or groups committing anti-social behaviour in a

public space. Section 59 of the Act sets out the test which must be satisfied before a local authority makes an Order... “where the behaviour is having, or likely to have, a detrimental effect on the quality of life of those in the locality; be persistent or continuing in nature; and be unreasonable”.

- 7.2. The power to make an Order rests with local authorities, in consultation with the police and other relevant bodies who may be affected. A local authority can make an Order in respect of any public space within its administrative boundary. The definition of public space is wide and includes any place to which the public or any section of the public has access, on payment or otherwise, as of right or by virtue of express or implied permission.
- 7.3. An Order can be in force for any period up to a maximum of three years after which time the local authority must consider whether to extend the Order.
- 7.4. A challenge to the validity of the Order or aspects of it can be lodged by anyone who lives in, or regularly works in or visits the area in the High Court within six weeks of issue. Further challenge can only be made when an Order is varied by the local authority. Given it is proposed to amend/vary the current Order, the opportunity to challenge the validity of the amended Order will be available for up to six weeks after the proposed amended Order is made.
- 7.5. An order may be applied wherever there is material evidence of anti-social behaviour, for example, in reports to the police, local authorities or partner agencies.
- 7.6. The restrictions and requirements included in an order may be comprehensive or targeted on specific behaviours by particular groups and/or at specified times.
- 7.7. Orders can be enforced by a police officer, a police community support officer, authorised council officers and employees of other delegated organisations. It is proposed that the power for Shropshire Council to authorise any other person be included as a variation, although there is no plan to utilise this provision until such time as resources are identified to address any increase in enforcement. This is linked with corporate work that is being undertaken to explore how funding can be obtained to ensure the Council is meeting its statutory responsibilities around responding to anti-social behaviour issues more widely.
- 7.8. A breach of the Order can be dealt with through the issuing of a Fixed Penalty Notice of up to £100, or a Level 3 fine (max £1,000) on prosecution. When the Order was first introduced the level of FPN was set at £75. There are no changes proposed to the current level of FPN.
- 7.9. In establishing an Order, appropriate signage must be displayed in accordance with the requirements of the Act on entry points to the public area and within the said area. Given variations are being proposed to the Order, new signage will be required.
- 7.10. The area covered by the Order, known as the ‘restricted area’, is identified within the Order by a map, which covers the town centre area within the river loop and a part of Mountfields, which includes Frankwell car park and the adjacent playing fields. There is no proposed change to the restricted area.

- 7.11. The first prohibition relates to urinating and defecating in the public area. Despite public belief prior to the introduction of the Order, neither would amount to a criminal offence and the police in dealing with this behaviour had to rely on gathering evidence to consider an indirect offence, e.g. 'exposure', which would often prove too difficult to pursue.
- 7.12. The second prohibition bans the leaving of personal belongings without reasonable excuse. Inadvertently or accidentally leaving behind personal items would not breach the Order as this could be considered a reasonable excuse. As a result, this prohibition is clearly aimed at those individuals intentionally leaving their possessions in the public area. Leaving behind personal belongings, given the national security risk, is simply unacceptable. Further, there is strong evidence of discarded drug paraphernalia in the town centre which provides an indication as to the possible or likely contents of the possessions being left behind potentially exposing members of the public in particular children to unnecessary risk.
- 7.13. The third prohibition has an impact on behaviours linked to the consumption of alcohol in the public area. Whilst drinking is currently permitted and will remain so, the prohibition allows intervention by an authorised officer where a person's behaviour as a result of continued alcohol consumption is causing nuisance, alarm, harassment or distress to any other person or public disorder. Only if that person fails to stop drinking and/or hand over the alcohol does a criminal breach occur.
- 7.14. The fourth prohibition is a variation to the original Order. This will provide authorised officers with the ability to engage with individuals who are sitting or lying on any footpath or pedestrian area or in any fire escape, stairway or other entrance or exit to any premises and are causing nuisance, alarm, harassment or distress to any other person or public disorder to move from that area. Only where a person fails to respond positively to an officer's request to move would a criminal breach occur. The Police are in support of this provision. It is aimed at helping to reduce aggressive begging and the menacing of passing public. It will also help town centre businesses gain unimpeded access to their premises, which is a concern that has been raised in a number of responses received during the consultation from town centre businesses. The majority of responses received to the public consultation support the inclusion of this new provision.
- 7.15. The fifth prohibition is also a variation to the original Order. This will provide authorised officers with the ability to engage and require individuals, whilst within a public toilet and where they are considered to be causing nuisance, alarm, harassment or distress to any other person or public disorder, to leave the toilet. Reports of anti-social behaviour by individuals using public toilets including drug related activity have been recorded by Team Shrewsbury. The majority of responses received to the public consultation support the inclusion of this new provision.
- 7.16. The sixth prohibition is also a variation to the original Order. This will provide authorised officers with the ability to require a person to stop using a device intended to amplify sound where that person is causing or likely to cause nuisance, alarm, harassment or distress. This is not an outright ban on sound amplification, but it will require a more considered use of such a device as well as greater concerns for those within the vicinity. As with the other provisions of the amended Order a criminal breach would only occur if that person failed to stop

using the device following a request by an authorised officer. The majority of responses received to the public consultation support the inclusion of this new prohibition.

- 7.17. The seventh and final prohibition again provides an indirect power for officers to intervene where a person's behaviour is causing nuisance, alarm, harassment or distress to any other person. Authorised officers can require a person to stop the behaviour and, if necessary, to leave and not to return within a 48-hour period. Only if that person refuses, without good reason, to leave the area would that person commit an offence. This prohibition provides flexibility and a degree of discretion to the enforcement process to enable the immediate cessation of the offending behaviour without the need to resort to legal action. Removal from the area for a 48-hour period provides a practical and immediate penalty and an incentive to improve future behaviour. It allows for a broad range of anti-social behaviour to be stopped without necessarily criminalising individuals.
- 7.18. The intention behind the Order continues to be to provide a mechanism to allow the police and authorised officers to address behaviours that are causing concern without the Order targeting any particular group of the community and in particular those that may be considered vulnerable or in need of help. The further extension and variation/amendment of the Order does not alter the fact that this Order is about targeting individual/s whose behaviour is causing community nuisance, alarm, harassment or distress and which is built into the specific wording of the Order.

8. Additional Information

- 8.1. Data recorded by Team Shrewsbury, Shropshire Council and the Police have been collated to demonstrate the continuing need for the original provisions of the Order but also to evidence the need for the additional provisions. An evaluation report has been prepared looking at the data for the last three financial years from period of 01/04/2020 – 31/03/2023 and can be seen at **Appendix J**.
- 8.2. In addition, a summary of the actions taken under the provisions of the Order for the period of 01/04/2020 – 31/03/2023 is set out at **Appendix I**. In line with the intentions behind the Order significant use (84 occasions) has been made of the enabling provisions of the Order by the Police to address and stop specific anti-social behaviour, with 35 breaches of the Order identified and reported to the Council for further consideration in line with the Council's Better Regulation and Enforcement Policy.
- 8.3. This data provides the evidence for the continued need for an order to cover the town centre and more specifically all the provisions to be included within the proposed revised Order. This data is also supported by the responses from the public consultation (All responses are included in **Appendices C to H**).
- 8.4. The use of the Order was greatly reduced during the Covid-19 pandemic; however, enforcement recommenced during 2021/2022 (20 occasions) and increased during 2022/2023 (96 occasions) with the trend for this financial year expected to mirror 2022/2023.

9. Conclusions

- 9.1. The Order is a practical tool that enhances the regulatory framework to address low level anti-social behaviour in Shrewsbury town centre and there is evidence to support its ongoing existence for the next three years.

List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)

[Anti-social Behaviour, Crime and Policing Act 2014: Reform of anti-social behaviour powers. Statutory guidance for frontline professionals \(revised March 2023\)](#)

[Shropshire Council's Better Regulation and Enforcement Policy \(September 2018\)](#)

[Cabinet report and appendices relating to the introduction of the Order on 21 June 2017 – Agenda Item 20](#)

[Cabinet report and appendices relating to the review of the Order on 25 July 2018 – Agenda Item 38](#)

[Cabinet report and appendices relating to the proposed extension of the Order on 15 June 2020 – Agenda Item 99](#)

Local Member: Cllr Julian Dean – Porthill Division
Cllr Nat Green – Quarry and Coton Hill Division

Appendices

Appendix A - Shrewsbury Town Centre Public Spaces Protection Order (No.1) 2007
Appendix B - Consultation responses
Appendix C – Prosecure 2000 Ltd response to consultation
Appendix D - Environmental Protection response to consultation
Appendix E - Resident (No1) response to consultation (name and address redacted)
Appendix F - BID response to consultation
Appendix G - Resident (No2) response to consultation
Appendix H - West Mercia Police response to consultation
Appendix I - PSPO action summary 1 April 2020 to 31 March 2023
Appendix J - PSPO Evaluation Report
Appendix K - ESHIA - PSPO 2023

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Shropshire Council

Anti Social Behaviour, Crime and Policing Act 2014

Part 4 Section 59

SHREWSBURY TOWN CENTRE PUBLIC SPACES PROTECTION ORDER (No 1) 2017

Shropshire Council in exercise of its powers under section 59 Anti Social Behaviour, Crime and Policing Act 2014 (The Act) being satisfied that the conditions set out in Section 59 of the Act have been met, makes the following Order:

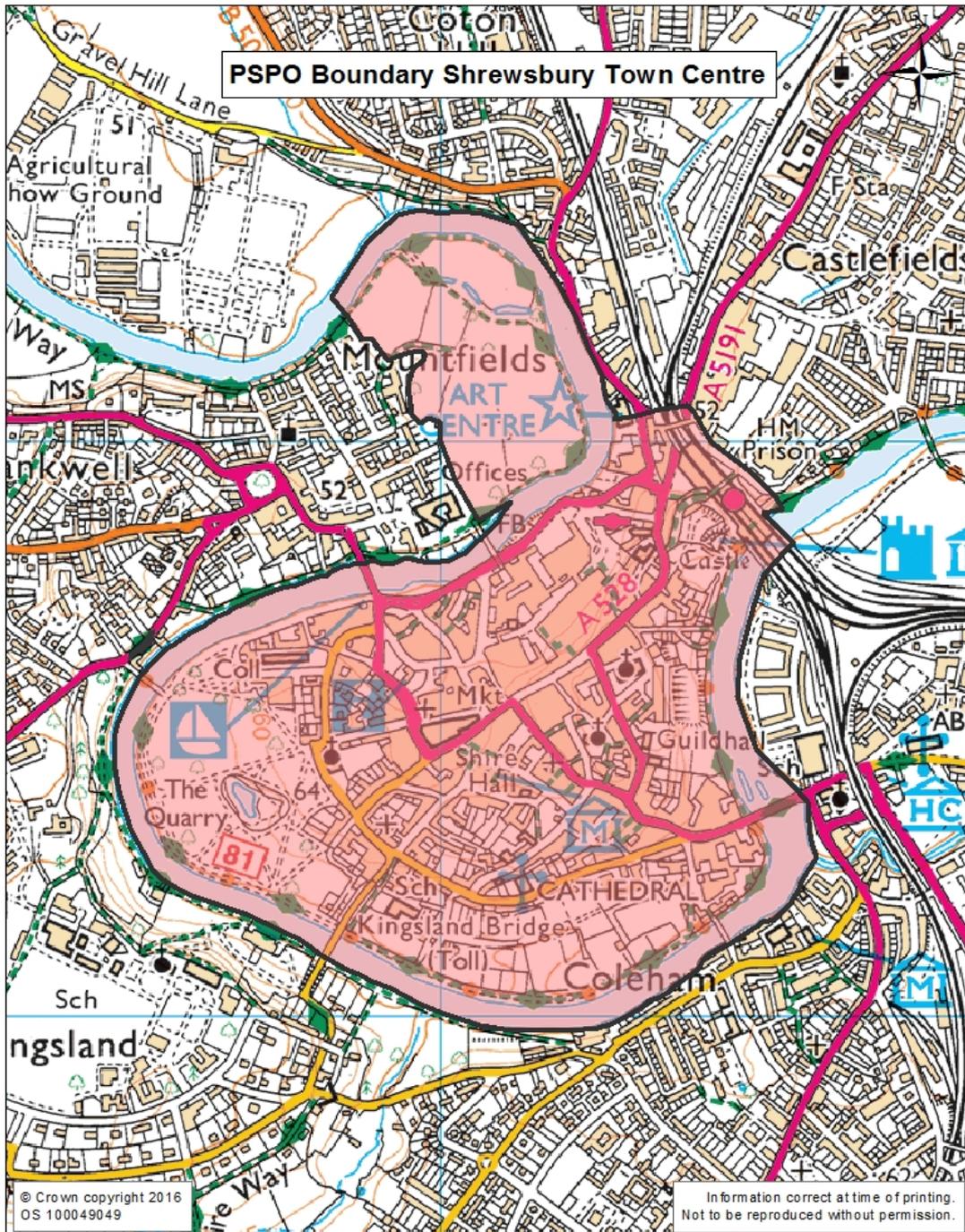
1. The order applies to the public areas shown within the lined area on the plan Appendix 1 attached to this order (the Restricted Area). For the purpose of this order, public area shall include the doorway or alcove of any premises or any other outdoor location to which the public would normally have free access but does not include any area covered by a premises license issued under the Licensing Act 2003.
2. An authorised officer includes a Police Constable, Police Community Support Officer (PCSO), an authorised officer of Shropshire Council or any person authorised by Shropshire Council.
3. PROHIBITIONS
 - a) No person shall urinate or defecate in a public area not being a facility intended for such use.
 - b) No person shall, for any duration of time, leave unattended in a public area any personal effects or belongings or any other material or paraphernalia including anything that may be considered discarded or waste material.
 - c) No person shall refuse to stop drinking alcohol or hand over any containers (sealed or unsealed) which are believed to contain alcohol, when required to do so by an authorised officer, provided that officer has reason to believe that that person is causing or is likely to cause nuisance, alarm, harassment or distress to any other person.
 - d) No person, who is sitting or lying on any footpath or pedestrian area or in any fire escape, stairway or other entrance or exit to any premises within the protected area, shall refuse to move when required to do so by an authorised officer, provided that officer has reason to believe that that person is causing or likely to cause nuisance, alarm, harassment or distress to any other person.

- e) No person shall refuse to leave a public toilet when required to do so by an authorised officer, provided that officer has reason to believe that that person is causing or likely to cause nuisance, alarm, harassment or distress to any other person.
 - f) No person shall refuse to stop using a device intended to amplify sound when required to do so by an authorised officer, provided that officer has reason to believe that that person is causing or likely to cause nuisance, alarm, harassment or distress to any other person.
 - g) No person shall refuse to disperse from a public area and not to return to that public area for 48 hours when required to do so by an authorised officer, provided that officer has reason to believe that that person is causing or likely to cause nuisance, alarm, harassment or distress to any other person.
4. Any person who without reasonable excuse fails to comply with the requirements of the Order commits an offence and shall be liable, on summary conviction to a fine not exceeding level 3 on the standard scale.
5. This order shall come into force on 1st August 2023 and shall remain in force, unless renewed, for a period of not more than three years or until such time as the Order is no longer considered necessary, whichever is the sooner

Dated

Signed

Appendix 1 – The Restricted Area



 Shropshire Council	Public Protection
	Shropshire Council Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND
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Appendix B

**Responses received to consultation on renewal and amendment of the
Shrewsbury Town Centre Public Spaces Protection Order (No. 1) 2017 ('the Order')**
Undertaken between 3rd April 2023 and 14th May 2023

The following questions were posed to consultees:

1. Do you believe the existing order should be extended for three years. Please provide any further information to help justify your response.
2. Do you think the existing PSPO has helped to reduce instances of anti-social behaviour. Please provide any further information to help justify your response.
3. Do you think the existing PSPO should be amended to include any of the proposed new provisions. Please state which, if any, of the 4 provisions should be included and provide any further information to help justify your response.
4. Please state whether you are a resident of Shrewsbury Town centre, a Town centre business owner, an employee in the Town centre or a visitor.

Comments	Source	Response
I am a resident of Shrewsbury and would like Shropshire Council to extend the PSPO. The town is very popular with tourists and locals alike and anti social behaviour make the area very unpleasant at times. I have witnessed "homeless" people spitting, shouting, drinking, walking in the road against traffic and generally being unpleasant. The introduction of the street wardens has been great, a very visible presence and hopefully freeing up PCSO's and Police to monitor areas outside of the town centre. I ask that the council extend the order for as long as possible and continue to improve the town for everyone.	Shrewsbury Resident	Noted
1. Yes, I think the PSPO should be extended and it should be enhanced with greater power. 2. Yes, within it's current limits, it has had some effect, but not nearly enough. It needs to include protection of property and residences caused by nighttime anti-social activities (drug taking, drug dealing, urination, defecation, vomiting, fornicating) all of which take place regularly around my home in the town centre. How is	Town Centre Resident	Many of the behaviours being experienced would be considered ASB and the current order would enable an

<p>it possible that door stewards at various bars and clubs can eject people for these activities within their premises, yet they then carry them out on the streets outside peoples homes? Where is the protection for residents?</p> <p>3. Yes, all provisions should be included and much stronger provisions should be considered. We are sick to death of the state you have allowed the town to get in to. It's an embarrassment to tell people where we live.</p> <p>4. Town Centre resident</p> <p>5. Get a police station back in the town centre!</p>		<p>authorised officer to require removal from the restricted area.</p>
<p>1. I agree that the existing order should be extended for 3 years. I have been a resident in the town centre since 2014 and there has been a significant increase in antisocial behaviour over that time - public drunkenness, verbal abuse, groups of intimidating drinkers gathering on pride hill in particular the seating outside Tesco express and any attempt to reduce this is to be supported.</p> <p>2. I think the existing PSPO has helped to reduce instances of antisocial behaviour.</p> <p>3. Yes (to all provisions) - this will allow greater flexibility and increase numbers available to enforce the order; As a user of the Natwest bank the use of their entrance by homeless people is intimidating, a nuisance and leaves trash and rubbish; the centre has a shortage of toilets and it must be v intimidating for women in particular to have to negotiate with people to gain entrance; the playing of loud music while drinking is becoming an increasing nuisance;</p>	<p>Town Centre Resident</p>	<p>Noted</p>
<p>I am writing to ask that the order be continued and enforced. I am a town centre resident who struggles to live among the constant harassment inflicted by the behaviour of rough sleepers. They intimidate and frighten people who are visiting the town to shop or use the restaurants and bars. They often sit in prominent positions near cashpoints and will confront people for money. They seem to have free access to alcohol and will get through several bottles and cans all through the day, the more they drink, the more abusive the behaviour and language becomes At the end of day they move on leaving vast amounts of litter and urine trails which are really visual against the new surface stones on Pride Hill. The rough sleepers congregate each day waiting for the drugs delivery, money and packets exchange hands all in broad daylight on the seating benches at the top of Pride Hill, the order could help to disperse groups who are dealing.</p> <p>I welcome the reference to the banning of playing music through speakers, We are often subjected to an all day rave situation, the vocalists have earplugs in and microphones and are unaware of the velocity of sound being produced. We have no option but to vacate our home sometimes as it is impossible to listen to the radio, or read, or have a conversation whilst these often 4 or 5 hour performances take place, all unauthorised and often making a great deal of cash.</p>	<p>Town Centre resident</p>	<p>Drug dealing is a police matter but many of the other matters described including those associated with consumption of alcohol could be tackled by an authorised officer under the PSPO.</p> <p>The new provisions will also help address some of your concerns including those of amplified performances, political speeches where devices are being used.</p>

<p>Could you add no amplified performance to the order as this would also help enforce/moderate the growing number of political and or religious fanatics who will preach at high decibels through large amplified speakers. I have no wish to ban busking as we have some great artists who entertain and are a benefit as long as they stick to acoustic/non amplified performance everyone could enjoy the town.</p>		
<p>Hello. Please renew the Shrewsbury Town Centre Public Spaces Protection Order (No.1) 2017. The matter of anti social behaviour by rough sleepers in Shrewsbury town centre has to be addressed , as it is having such a negative impact on the town.</p>	Member of public	Noted
<p>Full response - see Appendix C Summary 1. Yes to include Prosecure specifically 2. N/A 3.Yes</p>	Prosecure 2000 Ltd - Shrewsbury Town Rangers	Noted
<p>As the owner of a business and commercial building on High Street with a recessed porch, for many years we have been a victim of problems caused by rough sleepers, drunks, drug addicts using our porch when the shop is closed. Many times we have been unable to open first thing as we need to wait for a rough sleeper to leave. On one occasion when we could not open until 9.20 on a Saturday morning as the group of four would not leave, we then had the threat of "I will come back and burn your shop down". Recently a member of staff was told "I will smash your face in and bite your nose off" simply for walking past the rough sleeper. This was reported to The Police but even with CCTV near our shop the person was not found. Many times we have found evidence of drug use, and frequent evidence of our porch and the Golden Cross passage being used as a toilet. There is often rubbish left in our porch/pavement associated with someone sleeping rough. A few years ago two brothers were frequently sleeping in our doorway, we were told they were not homeless and were taking drugs in our porch. Finally they moved on but are still seen in town begging and we suspect dealing drugs.</p> <p>Several businesses have installed grilles and shutters which moves the problem more to our porch. In the 1990s we asked about having a shutter to close off our porch. As we own a listed building we were told we would never be allowed to spoil our characterful listed building.</p> <p>Recently we have asked again about installing a shutter, we need to spend thousands of pounds on a conservation architect to produce plans for a solution which might be acceptable on a listed building, but have been told it will be very difficult to find a solution that will not spoil our special shop front. Looking at other buildings I have found that there is no listed building approval shown online for recently installed shutters. Again those who do not follow the rules are being rewarded, but as we want to follow the rules are being put in a difficult situation.</p>	Town Centre Business Owner	The PSPO is intended to give the police powers to remove those causing the type of ASB from the town centre. The additional powers will seek to enhance the provisions available to authorised officers. Drug related matters is the sole responsibility of the police.

A customer who lives in Dogpole was abused by a rough sleeper, only to return home to find excrement smeared on their walls.

We know of one business owner being assaulted by someone he suspected was dealing drugs outside his business when asked not to loiter in their doorway. A shop assistant was followed in the dark to her car after work and threatened after she said she would call the police if I see you deal drugs outside her place of work. She did not report this and changed jobs.

Many, many time I have been asked for change by those who I have also witnessed exchanging small parcels and cash sometimes right by a CCTV camera or are drinking alcohol in a zone where drinking alcohol is banned. This no drinking alcohol zone does not seem to be enforced, the signs are still there.

We have heard so many comments from customers about those who are drunk, drugged and/or begging which is harming those of us who want customers in the town and preventing reasonable people enjoying their visit.

A friend of mine came to the town and tried to find my shop. We worked out his route and there were a group of undesirables in the porch of the old House of Fraser (before it was boarded up) they were shouting and arguing so they family crossed over and went up Grope Lane then headed to the Abbey via Dogpole. He missed seeing my shop as his route was changed to avoid his family walking past a unpleasant situation.

During our 72 years trading on High Street recently the negative issues caused by a few is harming trade and we hear so many customers with a negative view of what is happening to the town. We have heard so many disabled people who cannot visit the town at a weekend due to the road closures and little understanding of the need to provide easy access for those who are disabled.

Rather than hound out the disabled at weekends please start to hound out those who are bringing the town down dealing drugs, drinking and abusing those who visit and work in the town. The drug issues also results in increase in theft. When working in our Manchester shop I was the victim of an out of their mind drug user who said "I need some money you've got to give me some money out of the till" The manner and attitude of this incident contributed in me having a breakdown. When my grandad was working in retail was shot in an armed raid, he did not recover and died

4 years later. Due to the ever increasing number of issues recently things have built up to where my health is starting to be affected, I have started to plan an exit to protect my health. My years of dedicated hard work to continue to build one of the town's special long established business means that I could afford to give up and retire early before my health issues become too much. Why should a few people be allowed to cause so many problems and force people of out town.

These are the sort of reasons why we need to clamp down on any unsuitable behaviour in the town before it becomes acceptable and a no go area for most people.
 Please help make the town better for us all. Attached a few examples of the problems we have endured for far too long. (Images provided see below)



1. Yes it should be extended but needs to be strongly enforced as to date it does not seem to be, as the town is full of these people/so called rough sleepers and their belongings in empty shop doorways and some beggars which I believe is in contradiction of local bye-laws, but again little evidence of any enforcement action being taken.
2. No, the town is full of these people/rough sleepers/beggars and their belongings in empty shop doorways.
3. Yes include all the proposed amendments and add one about vomiting.
4. Resident of Shrewsbury but not the town centre.

Shrewsbury Resident

Enforcement is primarily undertaken by the police but with the new measures there is opportunity to explore other options.
 Noted the concern over perceived lack of enforcement.

Full Response – see Appendix D

Summary

1. Yes
2. N/A
3. a. No – if it is then EH staff not to be included; b. no comment; c. no comment; d. yes – EH staff will only advise on this provision with expectation that authorised officers will enforce (not EH officers).

Health, Environmental Protection and Healthy Place. Shropshire Council

Noted – the wish that EH officers are not to be authorised officers under the PSPO is noted as is the wish that EH officers will only advise noise issues under the PSPO.

1. Yes -The bigger groups can be problematic, we've had people arguing and attacking each other outside our store on quite a few occasions.
2. Yes - Not sure what the answer is but as previously mentioned some of our customers can find the bigger groups disconcerting.
3. To extend the persons able to enforce the PSPO to 'any person authorised by Shropshire Council'.

Town Centre Business Owner

Noted

<p>1. Yes - Constant disorder outside of our office and under the OMH. Constant mess (empty cans, bottles and needles) in the town centre. Anti-social and sometimes threatening behaviour.</p> <p>2. Don't know - The police seem powerful and just stand by instead of seeking order</p> <p>3. All provisions to be included.</p> <p>Town centre should extend to Longden Coleham if it doesn't already. I feel unsafe walking through especially in the evenings.</p>	Town Centre Worker	Noted – there are no plans at this time to extend the restricted area. It is recognised that enforcement could move the problems out of the restricted area and this will need to be a consideration for the future.
<p>1. Yes - We think people should not be allowed to drink on the street or drink recklessly in the town centre as it makes employees feel unsafe, also those under the influence of drink or drugs should be removed immediately from centre and outside the centre as it makes a very unpleasant atmosphere.</p> <p>2. No - Although security has increased they often aren't watching the centre entrances to stop people under the influence from entering the centre and police are rarely around on the street, even when they are they don't move along the people causing disturbances outside the shops.</p> <p>3. To include a wider enabling provision to require a person to stop sitting or lying within the area if causing anti-social behaviour - Should have the right to remove anyone causing disturbances in any public area</p>	Town Centre Worker	Provisions are available for alcohol to be removed and persons to be removed from the restricted area.
<p>1. Yes - Feel unsafe in town centre due to drug addicts behaviour</p> <p>2. No - Still a huge problem with aggressive behaviour from drug addicts in town centre</p> <p>3. All 4 provisions - People lying around town ,drinking ,smoking cannabis, shouting abuse</p>	Town Centre Worker	Enforcement associated with drugs is a police matter.
<p>1. Yes - Due to the location of the practice it's is difficult to avoid the town center. I have worked here for 9 years and lately it is worse than it has ever been. The lack of regard for others is quite worrying and very can be very intimidating. I have witnessed assaults, verbal and physical, between the same group of people, I have been in a shop whereby a member of one of these groups created a scene so another could run out with a bottle of alcohol. I have had youths block a path purposefully in front of me and give me verbal abuse when I've asked to get passed. I can honestly say that if I didn't come into the town center for work I would not come in at all at the moment. My parents in law used to catch the bus in for charity shops and coffee but now they stay well clear. It's sad to see the town like this.</p> <p>2. Don't Know.</p> <p>3. All 4 provisions</p>	Town centre worker	Noted.
<p>1. Yes - I feel that the town needs this added protection - however I have noticed that the issues are now presenting out of the town centre - e.g Asda, outside of the quarry.</p> <p>2. Yes</p>	Town Centre Business Owner	Noted. It is a concern that enforcement can move problems outside of the restricted area.

3. To include a wider enabling provision to require a person to leave a public toilet if causing antisocial behaviour ; To include a wider enabling provision to require a person to stop using a sound amplifier if causing anti-social behaviour		
1. Yes - My business is on Princess Street; the anti social behaviour is severely escalating at the moment. It is effecting business and residents daily, and we feel not enough action is being taken 2. Don't know - To my mind the action isn't severe enough; these people need to be removed from the streets. 3. All four provisions	Town centre business owner	Noted the concern over perceived lack of enforcement.
1. Yes 2. Yes 3. All four - I have seen people sitting in laneway which is intimidating and blocking entrance	Town centre business owner	Noted
1. Yes - Too many homeless drinking, causing a mess and rowdy behaviour at the top of pride hill 2. No - Needs to be enforced 3. To include a wider enabling provision to require a person to stop sitting or lying within the area if causing anti-social behaviour; To include a wider enabling provision to require a person to stop using a sound amplifier if causing anti-social behaviour; To extend the persons able to enforce the PSPO to 'any person authorised by Shropshire Council'.	Town centre resident	Noted the concern over perceived lack of enforcement.
1. Yes - we need to offer the genuinely homeless people somewhere to store their few possessions and not confiscate them from doorways 2. No - there are a lot of new faces on the streets, the "regulars" seem to get the brunt of the powers that be though 3. To include a wider enabling provision to require a person to stop using a sound amplifier if causing anti-social behaviour - can the amplifiers clause be extended to buskers who make it difficult to operate the businesses they are outside?	Town centre business owner	Noted
1. Yes - young people are constantly causing mayhem it is not just rough sleepers. big groups should be asked to disperse within the shopping centre. push bikes, scooters and electric bikes should be banned from the centre. there is not enough security to stop them. just ban them at the entrance. 2. Yes - presence is clearly decent but there seems to be an increase in the amount of rough sleepers and drunk / using individuals. Drug deals are happening on the street, as heard over radio 3. All four provisions - Things are working we just need more of it. Social media discussion about the town is very negative and first and foremost visitors complain about these issues.	Town centre business owner	Noted – however the reference to drugs is solely a police enforcement matter.

<p>1. Yes 2. Yes 3. To include a wider enabling provision to require a person to stop sitting or lying within the area if causing anti-social behaviour; To include a wider enabling provision to require a person to leave a public toilet if causing antisocial behaviour; To include a wider enabling provision to require a person to stop using a sound amplifier if causing anti-social behaviour.</p>	Town centre business Owner	Noted
<p>1. Yes - There's more issues in the town centre than ever before with anti-social behaviour. So it's vital that the order is extended. 2. Yes - Even though there is still issues, we can actively see that there is systems in place to sort issues out. With lack of police resources anything we can have in the area will help. Shrewsbury seems to be a pull to certain types of people and with the town becoming more attractive for the night life we are certainly seeing an increase in anti-social behaviour. 3.All 4 provisions</p>	Town centre business owner	Noted
<p>1. Yes - Anti social behaviour seems to be on the increase - especially due to the increasing number of 'vagrants' drug users and rough sleepers and the trouble they cause 2. Yes - Drinking on the street has reduced 3. All 4 provisions - to stop the groups of 'homeless' people who are a constant presence in the town centre</p>	Town centre business owner	Noted
<p>1. Yes - you need to get rid or shelter the homeless who are drunk daily and cause disruption in the town centre. Hanging around on the seats outside TUI/Tesco drinking all day, fighting, abusive, on drugs 2. Yes - They need to be able to get rid or arrest the drunks in town causing problems 3. All four provisions.</p>	Town centre worker	Noted
<p>1. Yes - It's really unfortunate that our shop premises and street (roushill bank) get regularly urinated on, and we'd really appreciate some action that helps to stop this. Perhaps warning signs would help. I think also taking more care of the street through regular street cleaning from the council, which we currently don't receive, or perhaps commissioning a mural might help it feel more like the main streets in town. At the moment it seems as though because it's a side street, it gets treated as fair ground for anti social behaviour. Since painting our front porch tiles we've seen less people urinating directly on our premises so I do believe beautifying the street would deter people from treating it badly. There are some great businesses down roushill bank and I think it's only fair that it gets treated equally to other parts of town. 2. Don't know 3. All 4 provisions</p>	Town centre business owner	Provisions exist to address the urination concerns if caught in the act. The PSPO applies to all public areas within the restricted area.

<p>1. Yes - Town has become unacceptable with the amount of drink/drugs being consumed daily</p> <p>2. No - It has removed them from the doorways but not the problem areas ie Tesco Express</p> <p>3. All 4 provisions</p>	Town centre business owner	Noted
<p>1. Yes - Can you consider adding the Coleham parade of shops to this area of enforcement as when people are moved from the centre they move into Coleham area</p> <p>2. Yes</p> <p>3. To include a wider enabling provision to require a person to stop sitting or lying within the area if causing anti-social behaviour; To include a wider enabling provision to require a person to leave a public toilet if causing antisocial behaviour namely.</p>	Town centre business owner	Noted – there are no plans at this time to extend the restricted area. It is recognised that enforcement could move the problems out of the restricted area and this will need to be a consideration for the future.
<p>1. Yes - From a business perspective its important that Shrewsbury continues to be attractive and safe for shoppers and tourists alike</p> <p>2. No - There does seem to be a continuing problem (particularly on Pridehill) with antisocial behaviour</p> <p>3. To extend the persons able to enforce the PSPO to ‘any person authorised by Shropshire Council’; To include a wider enabling provision to require a person to stop sitting or lying within the area if causing anti-social behaviour, To include a wider enabling provision to require a person to leave a public toilet if causing antisocial behaviour</p>	Town centre worker	Noted
<p>1. Yes</p> <p>2. Yes</p> <p>3. To extend the persons able to enforce the PSPO to ‘any person authorised by Shropshire Council’</p>	Town centre worker	Noted
<p>1. Yes - The scheme has had a very positive impact on the student experience in the town centre</p> <p>2. Yes - Able to use the radios to alert incidents that can be dealt with promptly</p> <p>3. All 4 provisions - Keeping the town centre free from anxiety raising behaviours will support the local community</p>	Town centre business owner	Noted
<p>1. Yes - Constant presence of people begging outside shop. Bad language and often aggressive behaviour</p> <p>2. No - The problems have persisted for more than three years and have not improved.</p> <p>3. To include a wider enabling provision to require a person to stop sitting or lying within the area if causing anti-social behaviour</p>	Town centre business owner	Noted
<p>1. Yes - The amplified music and number of drunk/ loud people has increased over the past 3 years and the level of rubbish on the high street is disgusting</p> <p>2. Don’t Know</p>	Town centre resident	Noted

3. To include a wider enabling provision to require a person to stop using a sound amplifier if causing anti-social behaviour.		
<p>1. Yes - We regularly have homeless people sleeping in the entrance ways and other areas within the vicinity of our building. Some urinate, leave drug paraphernalia and rubbish behind and also there belongings i.e. sleeping bags. It is nice to know that we have the support of the local rangers and police to help move these people on as it is not a nice thing for our customers, residents and tenants to have to see or deal with.</p> <p>2. Initially yes, however with the increase in homelessness, this is getting increasingly difficult. The number of 'gangs' of homeless people seems to have increased and can be very intimidating to the public. We understand the resources to support these people are over stretched but allowing them back into the town centre without a PSPO in place will drive the tourists and local people away, especially in an evening. The high street and independent businesses are already finding times hard, this would not do anything to help, in fact it would do the opposite.</p> <p>3. All 4 provisions - We have had instances of people using drugs in our toilet facilities, so having people authorised to remove them within the town centre has to be a positive. As previously stated, out entranceways and stairways have been used by homeless people in the past and if they don't move on their own accord it is useful to know we can reach out to someone with authority who can force them to vacate</p>	Town centre business owner	Noted
<p>1. Yes - Well it would be nice if something actually HAPPENED rather than tick boxes and consultations and grand talk. The town is a semi ghetto past 5 pm</p> <p>2. No - Walk through the town between 5.00 pm and 10 pm and you'll see</p> <p>3. To include a wider enabling provision to require a person to stop using a sound amplifier if causing anti-social behaviour - see both sides of this. Music is okay I guess (if you like what they are playing) and you could say that it adds to the vibe in the town. Amplified music that interrupts everyone is a step too far however</p>	Town centre business owner	Noted the concern over perceived lack of enforcement.
<p>1. Yes</p> <p>2. Yes</p> <p>3. To include a wider enabling provision to require a person to stop using a sound amplifier if causing anti-social behaviour - I would like to see enforcement carried out only by police. I am opposed to the extension of enforcement to other people or organisations (option A) as this would reduce public accountability.</p>	Town centre business owner	Noted
<p>1. Yes</p> <p>2. Yes</p> <p>3. To include a wider enabling provision to require a person to stop using a sound amplifier if causing anti-social behaviour; To include a wider enabling provision to require a person to leave a public toilet if causing antisocial behaviour; To include a wider enabling provision to require a person to stop sitting or lying within the area if causing anti-social behaviour</p>	Town centre worker	Noted

<p>1. Yes - There is still a homelessness problem in Shrewsbury town centre, even with the order in place. It would only get worse if it was not extended</p> <p>2. Don't know - I can't remember what it was like prior to 2017. However there is still a problem so it hasn't solved it entirely</p> <p>3. All 4 provisions - The main problem is homeless people in doorways who can sometimes be quite vocal. I have had visitors comment on how it makes them not want to visit the town. The proposed extensions may not deal with this directly unless there are more people able to move them on, and a suitable place for them to move to.</p>	Town centre business owner	Noted
<p>1. Yes - Sick and tired finding homeless people sleeping in my doorway , & abusive behaviour, our high street is a mess</p> <p>2. No - Don't feel anything has changed. beggars are moved on by security in Telford shopping centre not in Shrewsbury, beggars come into Shrewsbury from other towns , doorways are used as toilets the mess left behind is unacceptable</p> <p>3. To extend the persons able to enforce the PSPO to 'any person authorised by Shropshire Council'; To include a wider enabling provision to require a person to stop sitting or lying within the area if causing anti-social behaviour; To include a wider enabling provision to require a person to leave a public toilet if causing antisocial behaviour</p>	Town centre business owner	Noted
<p>1. Yes</p> <p>2. Yes</p> <p>3. To include a wider enabling provision to require a person to stop using a sound amplifier if causing anti-social behaviour; To include a wider enabling provision to require a person to leave a public toilet if causing antisocial behaviour; To include a wider enabling provision to require a person to stop sitting or lying within the area if causing anti-social behaviour.</p>	Town centre business owner	Noted
<p>1. Yes - Also speeding traffic in town centre residential streets</p> <p>2. Yes</p> <p>3. All 4 provisions</p>	Town centre business owner	Speeding motor vehicles is a police matter
<p>1. Yes - It is scary when visiting the town sometimes</p> <p>2. Yes</p> <p>3. All 4 provisions</p>	Visitor	Noted
<p>1. Yes - Without this the centre will become more of a hub for drunk, and/or unruly behaviour</p> <p>2. Yes - is very common for loud, and/or drunk and offensive behaviour and loud music on the main street. I believe the order allows officials to disperse these problem people</p>	Town centre resident	Noted

<p>3. All 4 provisions - The biggest problem for me when trying to work in my office on Butcher Row is very loud music which is amplified. This happens on a regular basis, and whilst the type of music is mixed, amplified music is not fitting for the historic streets of Shrewsbury and impacts productivity as well as creating a nuisance. Note normal unamplified busking is great!</p>		
<p>1. Yes - While walking my dog in town I often walk around St Alkmund's church around 3pm. I regularly see people/drug users around the side of the church and people are frequently waiting with their cash out ready for a dealer. I don't always feel safe.</p> <p>2. Yes - ASB on Pride Hill is probably better than it would be otherwise, although drinkers still seem to congregate for a chat at the top near Tesco in the morning</p> <p>3. To extend the persons able to enforce the PSPO to 'any person authorised by Shropshire Council'; To include a wider enabling provision to require a person to stop sitting or lying within the area if causing anti-social behaviour; To include a wider enabling provision to require a person to leave a public toilet if causing antisocial behaviour - I have no objection to people using an amplifier for busking and think music adds a pleasant ambience to Pride Hill so I wouldn't want to stop this.</p>	Town centre business owner	Noted. Drug enforcement is a matter for the police.
<p>1. Yes - Hello. As a business in Shrewsbury we get to hear feedback from our customers on the town (why they are visiting, why they dont visit as often etc..). The overall feedback is that they do not find Shrewsbury to be as pleasant as it used to be. One of the main factors is the drinking / homeless on pride hill. They are often fighting, drinking midday and making a mess. We have a shop down Roushill bank often there is a smell of urination overnight, and in some cases human defecation. I think the top priority is banning drinking on Pride Hill. Roushill bank needs keeping cleaner, cigarette butts, chewing gum; it almost needs a weekly pressure washing.</p> <p>2. No - Needs more enforcement</p> <p>3. To extend the persons able to enforce the PSPO to 'any person authorised by Shropshire Council'; To include a wider enabling provision to require a person to stop sitting or lying within the area if causing anti-social behaviour; To include a wider enabling provision to require a person to leave a public toilet if causing antisocial behaviour</p>	Town centre business owner	The PSPO covers all of the restricted areas and not specifically Pride Hill. The order already enables officer to remove alcohol and require people to leave the restricted area. I note the concern over perceived lack of enforcement.
<p>1. Yes</p> <p>2. Don't know</p> <p>3. To include a wider enabling provision to require a person to stop using a sound amplifier if causing anti-social behaviour - Noise in town centre offices can be quite bad when amplifiers are used by buskers. Many buildings are old and only have single panes</p>	Town centre worker	Noted
<p>1. Yes - These are needed in town</p> <p>2. Yes</p>	Town centre worker	Noted

<p>3. All 4 provisions</p> <p>1. Yes - Regularly have homeless sleeping in the shop doorway overnight. They urinate over the shop entrance and leave syringes. Have had a curved window smashed at a cost of £8,000 to replace, another window kicked & cracked, and a drunk intruder smashed through the front door during the night. ALSO: walking up Pride Hill at 5.30pm - 6pm is like The Wild West outside Tesco Express. Sat on the benches around Tesco are drunks and druggies and the language and noise is really unsettling. A lot of customers talk about this new unsettling behaviour and how it puts them off shopping in Shrewsbury</p> <p>2. Don't know - there is a new and rougher group of homeless coming into Shrewsbury. It is known as a easy place to meet up. Really need to react to the nasty and threatening behaviour before it stops more shoppers from coming into town. Some customers say they go to Meole or even drive to Ludlow to avoid the anti social & druggie vibe in town</p> <p>3. To extend the persons able to enforce the PSPO to 'any person authorised by Shropshire Council'; To include a wider enabling provision to require a person to stop sitting or lying within the area if causing anti-social behaviour; To include a wider enabling provision to require a person to leave a public toilet if causing antisocial behaviour;</p>	Town centre worker	Drug related enforcement is a matter for the police. I note the concern over perceived lack of enforcement.
<p>1. Yes - we have drug paraphernalia frequently on our fire exit steps/bin.. human toileting also , frequently witness anti social behavior in the square, cannabis is smoked right outside the shop front access... and groups of unsavory people also use the two benches to sit and get drunk on.. puts off customers coming in to store ..and it can feel quite unsafe too</p> <p>2. its sporadic, seems better for a couple of days and then they are back - tourist information point and family visitor centre is in the square, and today two rough sleepers have been in square under market hall all day.. they go and pee and poo in alleyways ..they shout and get aggressive, i know for a fact it puts people off from visiting. Many people stay in my shop whilst things go on outside.. not wanting to be anywhere near the behavior that can take place .</p> <p>3. All 4 provisions.</p>	Town centre worker	Such incidents require a police response.
<p>1. I strongly believe the existing order should be extended & also improved for the next 3 years. I believe more could be done to prevent antisocial behaviour to our town.</p> <p>2. I believe the town rangers have had a positive impact on the amount of crime & antisocial behaviour on Pride Hill, however I have on several occasions had to call 101 to report an incident because the rangers do not seem to be present during evenings, which is when the majority of the incidents occur. I do not believe they hold enough power to enforce to rules.</p> <p>3. Yes. "To extend the persons able to enforce the PSPO" I agree to this proposal & believe we require extra persons outside of the hours already covered. "To include a wider enabling provision to require a person to</p>	Town Centre Resident	Noted. The role of the ranger is a matter for further discussion in the event that the PSPO powers are extended. There will need to be consideration given to the health and safety of non-police personnel tackling some of the

<p>stop sitting or lying within the area if causing anti-social behaviour" If this is to include the public benches outside of Tesco then yes. There is no space for the public to enjoy the outdoor space, as the benches are usually full of intoxicated individuals, who create needless mess and leave rubbish, broken glass bottles, unfortunately there is regular vomit around the benches & I have witnessed frequent urination from this particular group around the entrance to my home. The planters with trees and flowers are often vandalised too. "To include a wider enabling provision to require a person to stop using a sound amplifier" Whilst I have no objection to busking in the town & I do enjoy quite a few of the performers we get in Shrewsbury, I do not enjoy hearing the religious & political speakers who visit. They are frequently tormenting & engaging in arguments with the public which results in the police being called to diffuse the situation.</p> <p>4. I am a resident of Shrewsbury Town Centre & I also have run a business within the town (although I have recently sold this business)</p> <p>As a resident in a busy town centre I understand this is not the country side & some disturbance is the be expected. However, as a female I feel intimidated and refuse to leave my home alone when this group of individuals are occupying the area directly outside my home, be this day or night.</p> <p>I have been approached, intimidated & shouted at by an individual(s) who regularly is in the area. I have reported urinating on a local postbox outside my home to the police, only to be told there is nothing further to be done as I have no video or photographic evidence. I am tired of stepping over broken glass, cans, food waste & vomit to go and buy produce from the local town centre shops.</p>		<p>behaviours described and at the times mentioned</p>
<p>1. Yes 2. Yes 3. All 4 provisions</p>	<p>Town centre business owner</p>	<p>Noted</p>
<p>1. Yes - There needs to be a BLANKET BAN on open alcohol containers on Pride Hill, The Square and Shoplatch. Too many Homeless basically 'partying' and causing disruption and being anti-social and leaving litter behind. This is not good to encourage shoppers and tourism</p> <p>2. No - Still very disorderly especially on Pride Hill. Current restrictions do not go far enough, or are not enforced properly. Blanket ban on open alcohol containers required.</p> <p>3. All 4 provisions</p>	<p>Town centre business owner</p>	<p>The PSPO empowers police officers to tackle such behaviour and remove alcohol and people from the restricted area. I note the concern over perceived lack of enforcement.</p>
<p>1. Yes - As a town centre business that is open 6 days a week, we are seeing more anti social behaviour in the town each day. Shouting, drinking, drug use, rubbish, empty bottles, used needles, sick and urination</p> <p>2. No - We are seeing a increase in anti social behaviour in the town centre each day. It is something that most of our customers comment on, especially tourists</p>	<p>Town centre business owner</p>	<p>Noted</p>

3. To include a wider enabling provision to require a person to stop sitting or lying within the area if causing anti-social behaviour; To extend the persons able to enforce the PSPO to 'any person authorised by Shropshire Council'; To include a wider enabling provision to require a person to leave a public toilet if causing antisocial behaviour;		
1. Yes 2. No 3. All 4 provisions	Town centre worker	Noted
1. Yes - The order needs renewing so that the local authorities can continue to manage the ever growing homeless population in the town centre 2. Yes 3. All 4 provisions	Town centre worker	Noted
1. Yes 2. Yes 3. To extend the persons able to enforce the PSPO to 'any person authorised by Shropshire Council'; To include a wider enabling provision to require a person to stop sitting or lying within the area if causing anti-social behaviour; To include a wider enabling provision to require a person to stop using a sound amplifier if causing anti-social behaviour.	Town centre worker	Noted
1. Yes - Music, homeless and anti social behaviour on Pride Hill us a daily issue. 2. Yes - I see people being removed by the police 3. To extend the persons able to enforce the PSPO to 'any person authorised by Shropshire Council' - I wholeheartedly support any procedure to stamp out antisocial behaviour.	Town centre resident	Noted
1. Yes - The Homeless people in the local area are a threat to my team and my business. I have had staff quit as they have been threatened or harassed 2. Don't know - They are still there. Shouting and opening doing drugs 3. All 4 provisions	Town centre business owner	Noted. Threatening behaviour is a matter for the police.
1. Yes - I walk to tescos every day and there are drunk and disorderly people that reside outside every day. We have a one year old baby and I need to take a wide route round them because they are often intimidating. There are also loud amplified buskers throughout the summer in the street which are often so loud it makes it difficult to have a conversation. I like non-amplified buskers so am not proposing removing these 2. Don't know 3. All 4 provisions	Town centre resident	Noted
1. Yes - It is for the benefit and safety of the public 2. Yes - We see fewer anti social bahaviour and feel a lot safer as a result	Town centre worker	Noted

<p>3. All 4 provisions</p> <p>1. Yes - We have a huge issue with anti social activity in Princess Street. On a regular basis there are rough sleepers on the footprint of the House of Frazer building opposite our shop frontage. They do not just urinate, they leave faeces, needles and their other waste behind. The area is filthy dirty. It does not get cleaned and there is a mess inside shutters of the doorway which has gathered there for months. Drug users and people behaving in an anti social manner gather in this area also and it is both intimidating to people going about thief daily comings and goings as well as disgusting to hear foul language, shouting and bawling with no regard for others. As a business owner and a person proud of our county town I along with others are totally bewildered at the lack of help and authority to deal with the problem.</p> <p>2. No - The enforcement officers move those involved but this doesn't solve the issue. It merely moves them on for maybe 24 hours but invariably they return. Yes we need to have this law renewed but we need to have more done and actual police officers who have the power to do more to stop the problems happening</p> <p>3. All 4 provisions</p>	Town centre business owner	Note the concern over perceived lack of enforcement and the lack of police officers.
<p>Full response - see Appendix E</p> <p>Summary</p> <p>1. Yes</p> <p>2. No</p> <p>3. All of them although concerns that they do not go far enough</p>	Town centre resident	Note the concern over lack of enforcement and the wish for stronger measures
<p>Full Response - see Appendix F</p> <p>Summary</p> <p>1. Yes</p> <p>2. N/A</p> <p>3. All of them</p>	BID	Repeat of many of the comments received and listed in this document
<p>1. Yes, due to the lockdown and Covid, there are many places and shops that had to be closed down which provides the perfect opportunity and place to the homeless and drug user members of the town to use urinate, there and use them as their sleeping places.</p> <p>We see more and more of them disturbing this quiet area, and we feel that we are in danger, and not just our properties, but our health as well.</p> <p>2. In my opinion, there could be more use of them, I go out to town every day between 5 and 7 pm and haven't been seeing them too often. If I do see them, they are normally having a conversation of the member of the homeless group, but no results, they are either don't leave or come back after a few minutes</p> <p>3. All of them</p>	Town centre resident	Noted.

<p>Full response - see Appendix G</p> <p>Summary</p> <ol style="list-style-type: none"> 1. Yes 2. Slightly 3. All of them 	<p>Town centre resident</p>	<p>Noted</p>
<p>I write in support of the proposed extension of the above Order and would also ask, if consideration relating to the period of excluding individuals from within the Town Centre should be increased from the current 48 hours to a longer period of exclusion for certain offences?</p> <p>I would like to bring to your attention the following anti-social behaviour that we as one of the leading tourist and as the oldest historic building in the Town Centre of Shrewsbury, that is open six days a week, receiving over 75,000 visitors each year, experience on a daily and weekly basis.</p> <p>The anti-social behaviour we experience within the churchyard during daytime and at night is:</p> <ul style="list-style-type: none"> • Drug dealing and taking along the north side of the church • Urinating and defecating in various areas around the church • Alcohol misuse and drunkenness in doorways to the church, creating access and exiting issues for staff and volunteers • Rough sleeping on the lower roof of the former vestry <p>We also experience those who are under the influence of drugs and alcohol, entering the church and causing a nuisance to both our volunteers, staff and members of the public, during the opening times of the building and during evening events undertaken by hirers.</p> <p>We are very appreciative of the engagement that the church has received from the PCSO team, with a reassurance of presence that has been welcomed by our volunteers, and the PCSO team should be enabled with such powers and authority to undertake their roles within these proposals.</p> <p>Currently St Mary's supports a team of over 35 volunteers who reside within the Town Centre, the wider Shrewsbury area and within the county. The church also supports two full time members of and one part time member of staff, along with a coffee shop operation that employs two individuals.</p>	<p>The Churches Conservation Trust</p>	<p>There are no plans to increase the exclusion timings at this time.</p> <p>Other comments noted.</p>

Summary of Comments (excluding Police Comments)

Respondents in favour of renewing the PSPO: **65 (100%)**

Respondents who believe the PSPO has been effective/ineffective/Not commented: **27 (41%) / 20 (31%) / 18 (28%)**

Summary of those in favour of the following additional measures:

To extend the persons able to enforce the PSPO to ‘any person authorised by Shropshire Council’: **45 (69%)**

Provision to require a person to stop sitting or lying within the area if causing anti-social behaviour: **48 (74%)**

Provision to require a person to leave a public toilet if causing anti-social behaviour: **44 (68%)**

Provision to require a person to stop using a sound amplifier if causing anti-social behaviour **46 (71%)**

Source of respondents

	<u>Town Centre Residents</u>	<u>Town Centre Business Owners</u>	<u>Town centre worker</u>	<u>Shrewsbury Resident</u>	<u>Visitor</u>	<u>Other</u>	<u>Total</u>
<u>Number of Respondents (%)</u>	12 (18%)	29 (45%)	16 (25%)	2 (3%)	1 (2%)	5 (7%)	65 (100%)

From: Prosecure 2000 <prosecure2000@gmail.com>

Sent: 13 April 2023 16:53

To: ts enforcement <ts.enforcement@shropshire.gov.uk>; Prosecure 2000 <prosecure2000@gmail.com>

Subject: Comments: Renewal of Shrewsbury town centre PSPO

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Renewal of Shrewsbury Town Centre PSPO

Prosecure2000 Ltd wishes to make comments in relation to the proposed changes to the Shrewsbury Town Centre PSPO legislation. Prosecure2000 Ltd is the service provider for the Shrewsbury Town Rangers, Quarry Park Security Teams and the Shrewsbury Taxi Marshals. All of the team works closely with Shropshire Council, Shrewsbury Town Council, Shrewsbury Business Improvement District and West Mercia Police.

We believe that the Shrewsbury Town Centre PSPO is a valuable tool in maintaining public order within the Town Centre. We fully support its continuation as well as proposed amendments as we believe that it is a tool that will greatly assist in reducing demands on the police, reducing any public disorder as well as increasing public confidence in Shrewsbury as a safe place to visit both during the day and at night.

In particular we would like to make the following specific comments:

Authorised Officer Amendments

We would like to take this opportunity to suggest that Prosecure2000 is authorised by Shropshire Council to issue PSPO notices, this will be undertaken by our assigned staff members for the above roles. Our staff members have already undertaken extensive training courses to undertake these roles by Shropshire Council, Shrewsbury Town Council, West Mercia Police as well as our own internal training department in such areas as Taxi licensing and licensing legislation, contextual Safeguarding, County lines awareness, ACT & SIA-CT Training, SCan, VAWG, and Joint Emergency services interoperability awareness training. Our staff routinely make detailed notes for inclusion in daily reports that are consolidated into our weekly reports that are processed by Team Shrewsbury Partners. Staff would be willing to undertake any specific training. Additionally, Prosecure2000 is an Approved SafeContractor Company and ICO registered.

All of our staff are certified and licensed by the Security industry authority and have many years of operational experience.

We would not see that our inclusion as an authorised officer would result in a spike in tickets issued. We would like to point out that the use of such powers would only be considered as a last resort having exhausted all other avenues of intervention.

Proposed Additions to the PSPO in relation to Public Conveniences & Sitting on the floor

At this time the teams actively work with a number of agencies such as the Police, the ARK, the RESET team, Youth Services, STC, SC and the BID and they have built up over their current operational period a working relationship with all aspects of persons frequenting the town centre.

Currently the teams encounter ASB, crime matters and homeless issues such as:

- street drinking
- begging
- persons sitting/lying in shop doorways
- Urinating & defecating in the open space
- Frequenting toilets for the purpose of alcohol and drug taking.

The teams can generally reason with these people but at times a more concise method is required such as the issuing of a PSPO notice, which at this time requires the attendance of an officer from West Mercia Police to achieve this conclusion.

Proposed Additions to the PSPO in relation to Amplified Busking

Of late the Town Rangers have undertaken first point of contact triage and report of Buskers to Shropshire Council Public Protection. This means that Public Protection Officers can attend to more crucial activity. We believe that the references to amplified busking will make the town centre more harmonious and a certainly less stressful environment to shop premises who often have to witness this kind of activity for prolonged periods.

Conclusion

It is without question that the resources of West Mercia Police & Shropshire Council as the principal agents of the PSPO are stretched to the maximum and availability of its officers to issue a PSPO notice can be a matter of call for service demand with the operational triage of their services dictated by operational priorities. This leads to their inability to attend to issue a PSPO notice or their arrival on scene being somewhat delayed, thus exacerbating the public disorder in the town.

We believe widening its remit and expanding the authorised officer definition will mean that partners can work more collaboratively and speedily to address matters before they get out of hand. The two-edged approach of the PSPO in first giving authority for officers to ask people to discontinue with the added approach that should they fail the PSPO Notice is issued regularly works as the stick to create order.

We have provided information to the Town Council and BID which backs and enforces the need for the PSPO and its expansion, but we are advised that this is being co-ordinated as part of the collective pool of evidence in support of the Order.

We only reiterate Prosecure2000's wish to become an active partner in its promotion and enforcement and we would be happy to work with partners to maximise its delivery and benefit to the town.

Kind Regards

Jon Frroku

MD

Jon Frroku

Managing Director

Tel: +447715102142

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From: Katie Morris <Katie.Morris@shropshire.gov.uk> **On Behalf Of** Les Pursglove
Sent: 20 April 2023 14:52
To: ts enforcement <ts.enforcement@shropshire.gov.uk>
Subject: PSPO Consultation response from Health, Environmental Protection and Healthy Place

Dear Mr Tunnadine,

I am writing to you as manager of the Trading Standards and Parking Enforcement service responsible for receiving representations to the consultation "Renewal of the Shrewsbury Town Centre Public Spaces Protection Order (No.1) 2017"

I have the following comments to each of the questions posed:

1. Do you believe the existing order should be extended for three years. Please provide any further information to help justify your response.

I support the extension to the order as, subject to the comments I make below, it allows those with the powers to enforce the provisions to intervene in certain situations where it would be more difficult to do so otherwise. The Environmental Protection service includes Officers who investigate whether noise from premises, or from equipment such as amplifiers in the street, amounts to a Statutory Nuisance as defined in Section 79 of the Environmental protection Act 1990. It is however a high threshold for noise to be classed as a nuisance in law meaning that these powers sometimes can't be used to deal with, for example, buskers who are both loud (maybe using amplified equipment) and persistently using a particular location.

The Statutory Nuisance provisions also can't be used where the effect of the noise is on the ability of a shop or other company to carry out its lawful business rather than interfering with a person's enjoyment of their home. There may therefore be examples where buskers behaving in this way could be moved on by an Officer in Uniform who is appropriately trained to deal with such potentially confrontational situations using the PSPO powers.

2. Do you think the existing PSPO has helped to reduce instances of anti-social behaviour. Please provide any further information to help justify your response.

No comment

3. Do you think the existing PSPO should be amended to include any of the proposed new provisions. Please state which, if any, of the 4 provisions should be included and provide any further information to help justify your response.

Firstly, "To extend the persons able to enforce the PSPO to 'any person authorised by Shropshire Council'."

I do not support this provision in so far as it relates to any of the functions in my area. When the PSPO was originally enacted, and then extended, it was accepted that it was not appropriate for Officers in the Council to enforce the provisions and it seems to me that there are two reasons why this was the case. Environmental Health officers are trained to investigate whether businesses and individuals are complying with various regulations relating to the health of people or the environment. If there are contraventions found they can attempt to get compliance by using informal advice and guidance type approaches in line with the Council's Better Regulation and Enforcement policy. If those approaches fail and it is appropriate they are able to gather evidence and if necessary instigate proceedings at court to prosecute the person in order to achieve compliance. This does not extend to powers of arrest and does not generally involve requiring people to behave in certain ways immediately. When carrying out investigations, they can apply to a Justice of the Peace for a warrant to enter premises but in the circumstances of executing such a warrant would always have the police with them. In short they are not trained or expected to be in confrontational situations where people could potentially react aggressively to being told to change their behaviour forthwith. There are Council Officers who do have to deal with such situations, such as the Civil Enforcement Officers who enforce parking provisions, and they have body worn cameras as part of the control measures in place to protect them, as of course do the Police.

The second reason is that Shropshire Council is currently under enormous financial pressure and working to concentrate on Statutory Duties where they align with The Shropshire Plan – such as the Statutory Nuisance provisions mentioned above. The resourcing situation is now worse than it was when the PSPO was originally enacted, and the Environmental Protection service, for instance, has single points of failure with statutory functions identified in recent internal audits and does not have any capacity at all to take on additional discretionary work such as enforcing any of the provisions of the PSPO.

If the persons able to enforce the PSPO was extended to "any person authorised by Shropshire Council", then for these reasons that could not include any Officers in Health, Environmental Protection and Healthy Place.

Secondly "To include a wider enabling provision to require a person to stop sitting or lying within the area if causing anti-social behaviour i.e. - 'No person, who is sitting or lying on any footpath or pedestrian area or in any fire escape, stairway or other entrance or exit to any premises within the protected area, shall refuse to move when required to do so by an authorised officer, provided that officer has reason to believe that that person is causing or likely to cause nuisance, alarm, harassment or distress to any other person or in order to prevent public disorder.'"

No comment as this sort of behaviour does not fall within my service remit.

Thirdly "To include a wider enabling provision to require a person to leave a public toilet if causing antisocial behaviour namely - 'No person shall refuse to leave a public toilet when required to do so by an authorised officer, provided that officer has reason to believe that that person is causing or likely to cause nuisance, alarm, harassment or distress to any other person or in order to prevent public disorder.'"

No Comment as this sort of behaviour does not fall within my service remit.

Fourthly “To include a wider enabling provision to require a person to stop using a sound amplifier if causing anti-social behaviour namely - “No person shall refuse to stop using a device intended to amplify sound when required to do so by an authorised officer, provided that officer has reason to believe that that person is causing or likely to cause nuisance, alarm, harassment or distress to any other person or in order to prevent public disorder.”

I support this provision as it will allow intervention where loud noise from e.g. busking is affecting residents or businesses but existing powers are difficult or impossible to use. Officers in Environmental Protection (as well as others such as the Town Centre Rangers) could approach buskers in such circumstances and explain that this provision was in place and if they felt that the noise levels were unreasonable could then advise the person that they should cease using the amplifier. If the busker refused then a person authorised to do so, such as a member of the Police if available, could be called to enforce that this happens.

Kind regards,

Katie Morris

PA to Les Pursglove – Assistant Director of Health, Environmental Protection & Healthy Place

PA to Paula Mawson – Assistant Director of Integration & Healthy Population, Health & Wellbeing

Tel: 01743 256039

Email: katie.morris@shropshire.gov.uk

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I am putting my comments on Enforcement right at the top of my response because is the absolutely pivotal issue on antisocial behaviour.

ENFORCEMENT

First, a word about the Rangers. These guys are a great asset to the community and most welcome and appreciated. They are not the complete answer.

On enforcement:

- Much of the disorderly behaviour that is described in the current Order, and in the proposed amendments, occurs out of the Council's working hours – ie after about 1600 hours, and at weekends. The Council provides no enforcement service during these 'down' hours. Apart from the Police, there is no-one upon whom we can call. I consider that the Council is derelict in its duty here, and is in effect abusing the call centre operated by West Mercia Constabulary.
- As far as we have been able to ascertain, the Council makes no use at all of CCTV despite the presence of cameras around the town centre.
- **If the Council is serious about dealing with these antisocial behaviours, they MUST provide a robust responsive service at the end of a phone during the hours of 0700 – midnight 365 days a year.**
- I am sick of being told why the council can't sort out the problems. I am sick of being told that I have to gather all the evidence. I used the awful noise app religiously and even that has now been withdrawn. It is not possible to email or otherwise transfer photos or videos through the Council's firewall. I have offered every possible facility to the Council, the Police and the Rangers.

On drafting:

- I find the drafting almost apologist. Are the listed activities banned, or are they only banned if you happen to get caught? I have read S59, though there may be other provisions of which I am unaware, and I do not see any requirement for people to desist when asked. I want them not to do these things in the first place, with the attention of an 'officer' as a back-up. They could spend a fortnight in the lavatories before anyone asked them to move on. So **TAKE OUT THE STUFF ABOUT WHEN REQUESTED TO DO SO** and make disobedience to an officer a separate offence at the end of the Order.

An omission from the Council's proposal:

- Pride Hill has had numerous visits from a person who behaves in what I regard as an intimidating manner towards other people. He shouts very loudly for hours on end, he rampages around. The police have had to deal with him on several occasions. I do not see anything in this Order that addresses such behaviour. The Council can, no doubt, follow this up through the Partnership and consider whether a further amendment is needed for intimidation and prolonged noise, or whether this is adequately addressed by other legislation.

MY RESPONSES TO YOUR SPECIFIC QUESTIONS BEGIN ON PAGE 2.

Shrewsbury Town Centre Public Spaces Protection Order (No 1) 2017

Shropshire Council consultation on the renewal of this Order for a further three years.

RESPONSE TO CONSULTATION – 4 pages

We welcome comments to address the following questions:

1. Do you believe the existing order should be extended for three years. Please provide any further information to help justify your response.

Yes, without any hesitation, the Order should be extended.

Behaviours in the Town Centre have been appalling during the lifetime of the current Order. Much remains to be done to eliminate these behaviours.

Better behaviour can be instilled and promoted by the continuation of this order, and a realisation that 'you can't do that there here'.

2. Do you think the existing PSPO has helped to reduce instances of anti-social behaviour. Please provide any further information to help justify your response.

Probably it has not done very much at all..... **BECAUSE IT IS NOT ENFORCED**. I have asked, for example, about the alcohol provision and been told 'oh, well, we don't think that's enforceable'. It must be clear to everyone that it is enforceable and it is enforced.

3. Do you think the existing PSPO should be amended to include any of the proposed new provisions. Please state which, if any, of the 4 provisions should be included and provide any further information to help justify your response.

First I shall review and comment upon the existing Prohibitions set out in Para 3 of the current Order.

- a) **No person shall urinate or defecate etc.** It is not uncommon for people to do this. Only last week my neighbour saw someone urinating against the Royal Mail post box adjacent to our front door. How do we get evidence of this? To whom can we report it?
- b) **No person shall leave unattended etc.** This happens – often it is cardboard provided by the Ark for the rough sleepers. But it is not a major problem – though occasionally a shop will leave its refuse out for collection for up to a week if the collection fails.....
- c) **No person shall refuse to stop drinking alcohol etc.** **This is far too weak and is a major issue for enforcement** – please see my comments above under that separate heading. Groups of people routinely sit on Pride Hill consuming alcohol for hours on end. It is not acceptable. It must be reworded to say **'No person shall consume alcohol etc'**.
- d) **No person shall refuse to disperse etc.** This is also an issue for enforcement – please see my comments below under that separate heading. I should like to know how often this provision has been used, and by which authorised person, over the last 3 years. If necessary, I will FOI this information.

The council is proposing the following amendments:

Shrewsbury Town Centre Public Spaces Protection Order (No 1) 2017

Shropshire Council consultation on the renewal of this Order for a further three years.

RESPONSE TO CONSULTATION – 4 pages

COUNCIL PROPOSAL	MY COMMENT
<p>1. To extend the persons able to enforce the PSPO to ‘any person authorised by Shropshire Council’.</p>	<p>Is it your intention that Para 2 of the current Order is amended to read:</p> <p>“an authorised officer includes a Police Constable, a Police Community Support Officer, and any other person authorised by Shropshire Council.”</p> <p>If so, what persons does the Council propose to authorise? And what will be their availability?</p> <p>I agree with this proposal, subject to my comment here, and also above under my heading of Enforcement.</p>
<p>2. To include a wider enabling provision to require a person to stop sitting or lying within the area if causing anti-social behaviour i.e. -‘No person, who is sitting or lying on any footpath or pedestrian area or in any fire escape, stairway or other entrance or exit to any premises within the protected area, shall refuse to move when required to do so by an authorised officer, provided that officer has reason to believe that that person is causing or likely to cause nuisance, alarm, harassment or distress to any other person or in order to prevent public disorder.’</p>	<p>Pride Hill has had a lot of rough sleeping in the past, but not over the last few months. I am not aware that rough sleepers caused access problems for occupiers of premises, though I have seen cleaning activities carried out by those occupiers after a prolonged stay by people lying or sitting there.</p> <p>Pride Hill does get a lot of nuisance from groups of people sitting on the benches for prolonged periods, usually consuming alcohol and waiting for delivery of their various substances. These groups are often noisy and leave a lot of mess (food and drink, including alcoholic drinks) when they finally move on. They are not often lying on footpaths. Does this provision cover them sitting on the benches? If not, then it needs to be amended. There is almost daily open drug-dealing on Pride Hill but the Council’s interest seems minimal.</p> <p>I agree with this proposal, subject to:</p> <ul style="list-style-type: none"> • The matter of people sitting on the benches, as above; and • My comment above under my heading of Enforcement

Shrewsbury Town Centre Public Spaces Protection Order (No 1) 2017

Shropshire Council consultation on the renewal of this Order for a further three years.

RESPONSE TO CONSULTATION – 4 pages

COUNCIL PROPOSAL	MY COMMENT
<p>3. To include a wider enabling provision to require a person to leave a public toilet if causing antisocial behaviour namely - ‘No person shall refuse to leave a public toilet when required to do so by an authorised officer, provided that officer has reason to believe that that person is causing or likely to cause nuisance, alarm, harassment or distress to any other person or in order to prevent public disorder.’</p>	<p>Fortunately I do not have occasion to visit public toilets in Shrewsbury.</p> <p>I have, however, had several conversations with the excellent staff cleaning public toilets in Bridgnorth and heard first-hand of the difficulties that they encounter.</p> <p>I do not think this proposal has sufficient strength. It should start by emphasising that a person should spend only such time in a public toilet as is necessary for the purpose of using the lavatory and washing their hands, and should leave the facilities in a clean and tidy condition.</p> <p>Were I to use a public lavatory I would be very intimidated indeed if it were packed with some of the people I see in this area. It must therefore also include your proposed amendment (corrected to read ‘that that officer’).</p> <p>I agree with your proposal subject to my suggested amendments.</p>
<p>CONTINUED ON NEXT PAGE</p>	

Shrewsbury Town Centre Public Spaces Protection Order (No 1) 2017

Shropshire Council consultation on the renewal of this Order for a further three years.

RESPONSE TO CONSULTATION – 4 pages

COUNCIL PROPOSAL	MY COMMENT
<p>4. To include a wider enabling provision to require a person to stop using a sound amplifier if causing anti-social behaviour namely - ‘No person shall refuse to stop using a device intended to amplify sound when required to do so by an authorised officer, provided that officer has reason to believe that that person is causing or likely to cause nuisance, alarm, harassment or distress to any other person or in order to prevent public disorder.’</p>	<p>This is absolutely not strong enough and I do not agree with this weak wording.</p> <p>Conversion of town centre premises to residential use is rightly increasing.</p> <p>It is essential that the council imposes an OUTRIGHT BAN on the use of amplifiers in the town centre, or at least in those areas of the town centre which you can prescribe as having residential occupants.</p> <p>Use of an amplifier by definition causes nuisance, alarm, harassment and distress to me, and many others, as residents. The sounds produced are attenuated and distorted by the buildings and are usually very audible within my premises with the windows closed and often with the TV on.</p> <p>Apart from ‘musicians’ – I use the term loosely - we are also visited by people promoting religious or political messages and using amplifiers. I do not welcome any such message, whether it be flat earth, moon is cream cheese or any other such. I do not want them in my home. This causes me distress. Importantly, there have been occasions where the messages have resulted in assaults and fights and needed the police to sort them out.</p> <p>If Shrewsbury needs a Speakers’ Corner, then the Council should establish one in an appropriate place.</p> <p>The council, and our Councillor Mr Nat Green, are well aware of the complete MISERY that amplified sound causes to the residents of Pride Hill, and doubtlessly of other similar areas and I do not need to go into more detail here.</p>

4. Please state whether you are a resident of Shrewsbury Town centre, a Town centre business owner, an employee in the Town centre or a visitor.

I am a town centre resident.

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Shrewsbury PSPO Consultation

Shrewsbury BID Response

May 2023

Anti-social behaviour and low level crime in Shrewsbury Town Centre has escalated in the last 3 years to a point where it is having to have a serious impact on the atmosphere and economic vitality of the town centre.

An escalation in crime and ASB affects businesses all over the town centre, not only in the immediate vicinity of particular incidents. Clear feedback from businesses is that it is negatively impacting upon the economic potential of our Shrewsbury and often creates an unwelcoming trading environment that discourages repeat visits, and reduces dwell time and footfall.

Shrewsbury BID is therefore strongly supportive of the renewal of the town centre PSPO for a further three years. Additionally we fully support all new measures proposed with the aim of reducing anti-social behaviour in the town centre.

We have received 52 responses to the request for feedback regarding the PSPO consultation which have been directly shared with Shropshire Council.

A main theme of the responses is a concern around an escalation of activity within certain groups, and how this is leading to people feeling unsafe in the town centre both during the day and at night. The responses also highlighted a level of frustration that there are not more tools or resources available to effectively combat these issues. Without exception all responses were supportive of the renewal of the PSPO.

The Shrewsbury BID team are increasingly receiving feedback from businesses regarding feelings of safety in the day to day. We regularly receive reports of threats, verbal abuse, drug dealing and taking, urination and defecation, shouting and general disturbances.

It seems clear that additional powers and resources are required to help tackle these issues, alongside the drug and mental health support that is available from partners in the town. We believe by increasing the number of individuals or organisations authorised to issue PCRs, the PSPO would act as a stronger deterrent.

The Shrewsbury Rangers, Taxi Marshall's and Quarry Security are recent additions to the security infrastructure of Shrewsbury, working 7 days a week in the town centre to help reduce crime and ASB. These teams work closely with the police and other local partners and have been hugely welcomed by businesses in the town. Shrewsbury BID members recently rated the Rangers project as the 2nd most valuable project (of over 25) that the BID delivers. We believe extending PSPO powers to authorised individuals within these teams will increase the overall effectiveness of the PSPO by increasing the actual and perceived authority of these teams.

Whilst Busking generally has a positive impact on the vitality of the town centre, we are aware of increasing use of loud amplification which can dominate the street scene, impact on the operation of businesses (e.g. workspace) and can make people feel uncomfortable or avoid particular areas of the town. We therefore support the addition of a provision within the PSPO for an authorised officer to request that amplification not be used. We think the PSPO as a deterrent in this case will be effective in stopping unacceptably loud busking.

The Shrewsbury BID Board met on 20th April 2023 and agreed their strong support for the PSPO renewal and all of the proposed new measures within it. At this meeting it was also suggested that Shropshire Council's own Civil Enforcement Officers, who are already authorised officers of the council could also be trained in identifying PSPO offences, communicating acceptable behaviour to individuals, and where necessary issuing PCR's.

We have also received representation from a number of businesses in Coleham and would support the expansion of the PSPO to encompass the high footfall pedestrianised area on the Coleham side of Greyfriars Bridge.

Without a PSPO provision in place in the town centre, Shrewsbury runs the risk of allowing unacceptable behaviour to continue to escalate which could lead to long term damage to vitality, viability and reputation of Shrewsbury.

A selection of quotes from members of the business community:

'The Homeless people in the local area are a threat to my team and my business. I have had staff quit as they have been threatened or harassed.'

'we have drug paraphernalia frequently on our fire exit steps/bin.. human toileting also , frequently witness anti social behavior in the square, cannabis is smoked right outside the shop front access... and groups of unsavory people also use the two benches to sit and get drunk on.. puts off customers coming in to store ..and it can feel quite unsafe too.'

'There needs to be a BLANKET BAN on open alcohol containers on Pride Hill, The Square and Shoplatch. Too many Homeless basically 'partying' and causing disruption and being anti-social and leaving litter behind. This is not good to encourage shoppers and tourism.'

'As a town centre business that is open 6 days a week, we are seeing more anti social behaviour in the town each day. Shouting, drinking, drug use, rubbish, empty bottles, used needles, sick and urination.'

'The order needs renewing so that the local authorities can continue to manage the ever growing homeless population in the town centre.'

'Regularly have homeless sleeping in the shop doorway overnight. They urinate over the shop entrance and leave syringes. Have had a curved window smashed at a cost of £8,000 to replace, another window kicked & cracked, and a drunk intruder smashed through the front door during the night. ALSO: walking up Pride Hill at 5.30pm - 6pm is like The Wild West outside Tesco Express. Sat on the benches around Tesco are drunks and druggies and the language and noise is really unsettling. A lot of customers talk about this new unsettling behaviour and how it puts them off shopping in Shrewsbury.'

'As a business in Shrewsbury we get to hear feedback from our customers on the town (why they are visiting, why they dont visit as often etc..). The overall feedback is that they do not find Shrewsbury to be as pleasant as it used to be. One of the main factors is the drinking / homeless on pride hill. They are often fighting, drinking midday and making a mess. We have a shop down Roushill bank often there is a smell of urination overnight, and in some cases human defecation. I think the top priority is banning drinking on Pride Hill. Roushill bank needs keeping cleaner, cigeratte butts, chewing gum; it almost needs a weekly pressure washing.'

'My business is on Princess Street; the anti social behaviour is severely escalating at the moment. It is effecting business and residents daily, and we feel not enough action is being taken.'

'The amplified music and number of drunk/ loud people has increased over the past 3 years and the level of rubbish on the high street is disgusting!'

'There's more issues in the town centre than ever before with anti-social behaviour. So it's vital that the order is extended.'

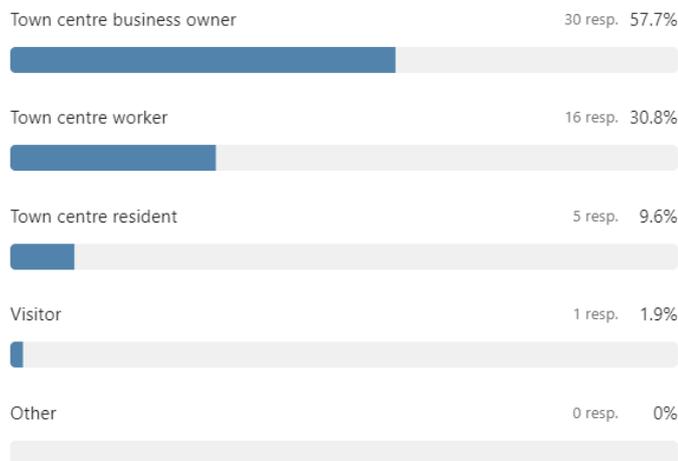
'The bigger groups can be problematic, we've had people arguing and attacking each other outside our store on quite a few occasions.'

'We think people should not be allowed to drink on the street or drink recklessly in the town centre as it makes employees feel unsafe, also those under the influence of drink or drugs should be removed immediatly from centre and outside the centre as it makes a very unpleasant atmosphere.'

Summary of responses received by Shrewsbury BID (and already shared with Shropshire Council)

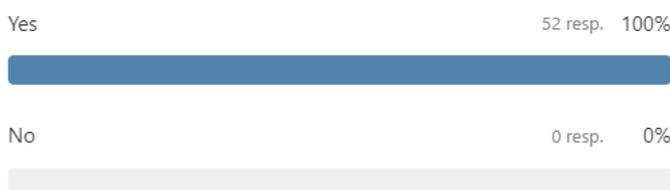
✓ 1 I am responding to this consultation as a

52 out of 52 people answered this question



✓ 3a Do you support the renewal of the Shrewsbury Town Centre Public Space Protection Order for a further three years?

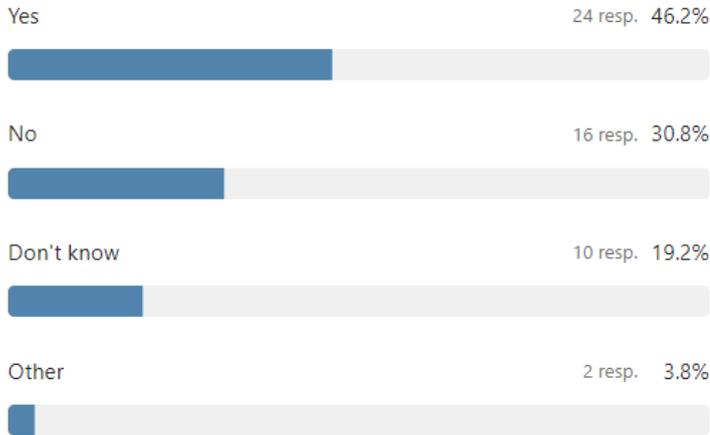
52 out of 52 people answered this question



✓ 3c

Do you think the existing PSPO has helped to reduce instances of anti-social behaviour?

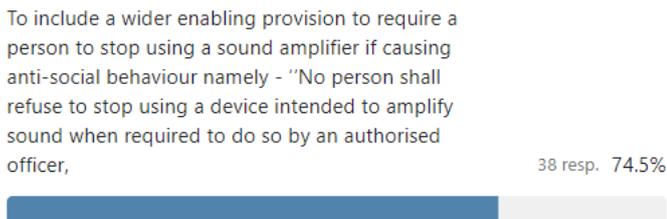
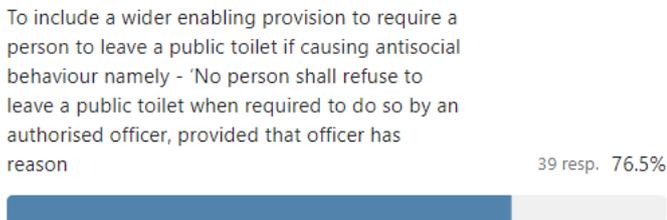
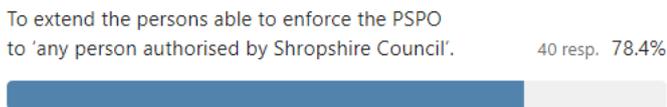
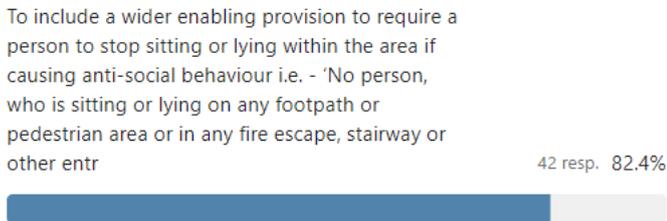
52 out of 52 people answered this question



✓ 4a

As part of the consultation the below are suggested to be included in the PSPO renewal. Please select the additional provisions you think should be included:

51 out of 52 people answered this question (with multiple choice)



Resident's Comment on Proposed Extension of Public Spaces Protection Order
May 2023

Council Contribution	Comment
<p>The Shrewsbury Town Centre Public Spaces Protection Order (No.1) 2017 ('the Order'), which is attached, was originally approved by Shropshire Council on 21 June 2017 with an effective commencement date of 1 August 2017. The Order implemented four prohibitions relating to anti-social behaviours in a public space (shown by the map accompanying the Order), specifically:</p>	
<p>(a) urinating/defecating;</p>	<p>Obviously neither of these should be tolerated in built-up areas. Enforcement should be strict.</p>
<p>(b) leaving personal belongings;</p>	<p>I am less concerned about this sort of problem than with (a). Littering is different and should be more strongly enforced than leaving possessions.</p>
<p>(c) a wider enabling provision to require a person to stop drinking alcohol and/or hand over alcohol if causing anti-social behaviour; and</p>	<p>Should continue. There should be additional similar ASBO provisions, particularly to disrupt suspected trading in recreational drugs, or their use in the town centre. See also comments under (2) and (3) on Council provisions allowing too many get-outs.</p>
<p>(d) a wider enabling provision to require a person to leave an area and not to return for 48 hours if causing anti-social behaviour.</p>	<p>I would have thought repeat offences should attract longer enforcement, measured in weeks and perhaps months.</p>
<p>All Public Spaces Protection Orders expire at the end of three years unless extended by the Local Authority (maximum period of up to 3 years). The Order was extended for a further three years in August 2020 and we're now seeking views and comments on extending the Order for a further 3 years (from August 2023) and/or whether to make any amendments to the existing order.</p>	

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Council Contribution	Comment
The following amendments/additions are proposed:	
(1) To extend the persons able to enforce the PSPO to ‘any person authorised by Shropshire Council’.	Sensible addition that will help enforcement. However this is only effective if there is greater coverage, in both time and area, by authorised persons.
(2) To include a wider enabling provision to require a person to stop sitting or lying within the area if causing anti-social behaviour i.e. - ‘No person, who is sitting or lying on any footpath or pedestrian area or in any fire escape, stairway or other entrance or exit to any premises within the protected area, shall refuse to move when required to do so by an authorised officer, provided that officer has reason to believe that that person is causing or likely to cause nuisance, alarm, harassment or distress to any other person or in order to prevent public disorder.’	The Council seems excessively keen on wording that provides a potential get-out for the person behaving anti-socially, by allowing them to dispute details, delay the officer from enforcement, potentially causing the officer to give up enforcement. No person, who is sitting or lying on any footpath or pedestrian area or in any fire escape, stairway or other entrance or exit to any premises within the protected area (31 words defining wrong activity) shall refuse to move when required to do so by an authorised officer, (13 words on stopping the activity) provided that officer has reason to believe that that person is causing or likely to cause nuisance, alarm, harassment or distress to any other person or in order to prevent public disorder. (32 words weakening the definition of wrongful activity).
(3) To include a wider enabling provision to require a person to leave a public toilet if causing antisocial behaviour namely - ‘No person shall refuse to leave a public toilet when required to do so by an authorised officer, provided that officer has reason to believe that that person is causing or likely to cause nuisance, alarm, harassment or distress to any other person or in order to prevent public disorder.’	A further example of the Council seeming excessively keen on wording that provides a potential get-out. It should be enough that public toilet use be limited to its obvious intended functions, and in a timely fashion.
(4) To include a wider enabling provision to require a person to stop using a sound amplifier if causing anti-social behaviour namely - ‘No person shall refuse to stop using a device intended to amplify sound when required to do so by an authorised officer, provided that officer has reason to believe that that person is causing or likely to cause nuisance, alarm, harassment or distress to any other person or in order to prevent public disorder.’	Definitely in favour of this provision. Otherwise there is ongoing distress to local residents – and those town centre visitors with quiet enjoyment in mind. There should also be very strong provision against unlicensed street trading, including breaking the excuse of giving away merchandise and then (not really separately) receiving a donation.

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Council Contribution	Comment
We welcome comments to address the following questions:	
1. Do you believe the existing order should be extended for three years. Please provide any further information to help justify your response.	Yes. It is obvious from the deterioration in the town centre (and Particularly in Pride Hill) of quiet enjoyment and other pleasantness
2. Do you think the existing PSPO has helped to reduce instances of anti-social behaviour. Please provide any further information to help justify your response.	Slightly, but not as much as might be hoped for. On this weak enforcement looks to have been a major deficiency. On enforcement, there would be benefit from installation and use of CCTV (with audio recording); also with radio-communications between enforcement officers , staff monitoring CCTV and the local police.
3. Do you think the existing PSPO should be amended to include any of the proposed new provisions. Please state which, if any, of the 4 provisions should be included and provide any further information to help justify your response.	Yes. All of them. (1) For better enforcement. Also suggest greater staffing by authorised persons, with sufficient coverage from around 0700 to 2330 every day - including festival days. (2) Wider provision against sitting or lying; also any other disruptive mode of presence, such as shouting. Also against preaching, lecturing, etc except for severely limited specific timed licencing – with suggested overall limitation to 2 timed slots of 15 minutes each (say between 10am and 3pm) on each on 2 specified days per week, shared between all interested persons and organisations. (3) It should be enough that public toilet use be limited to its obvious intended functions, and in a timely fashion. This for proper availability to those with legitimate need when in the town. (4) Definitely no sound amplification, beyond that specifically licencing by the Council, just on festival days.
4. Please state whether you are a resident of Shrewsbury Town centre, a Town centre business owner, an employee in the Town centre or a visitor.	I am a resident, near the junction of Pride Hill and St Marys Street

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Shropshire Police and the Shrewsbury Safer Neighbourhood Team in particular very much support the renewal of the Shrewsbury town centre Public Space Protection Order and would like to see additional conditions and increased enforcement.

Since its inception in 2017 the PSPO has proven itself to be a vital tool to deal with antisocial behaviour in the town centre, with 330 notices (as of 4 May 2023) issued by police, either to make a requirement to prevent ASB, or to report someone for contravening the PSPO's prohibitions.

To support the renewal of the existing terms, the breakdown of the instances where officers have made requirements and/or reported individuals for offences is set out below.

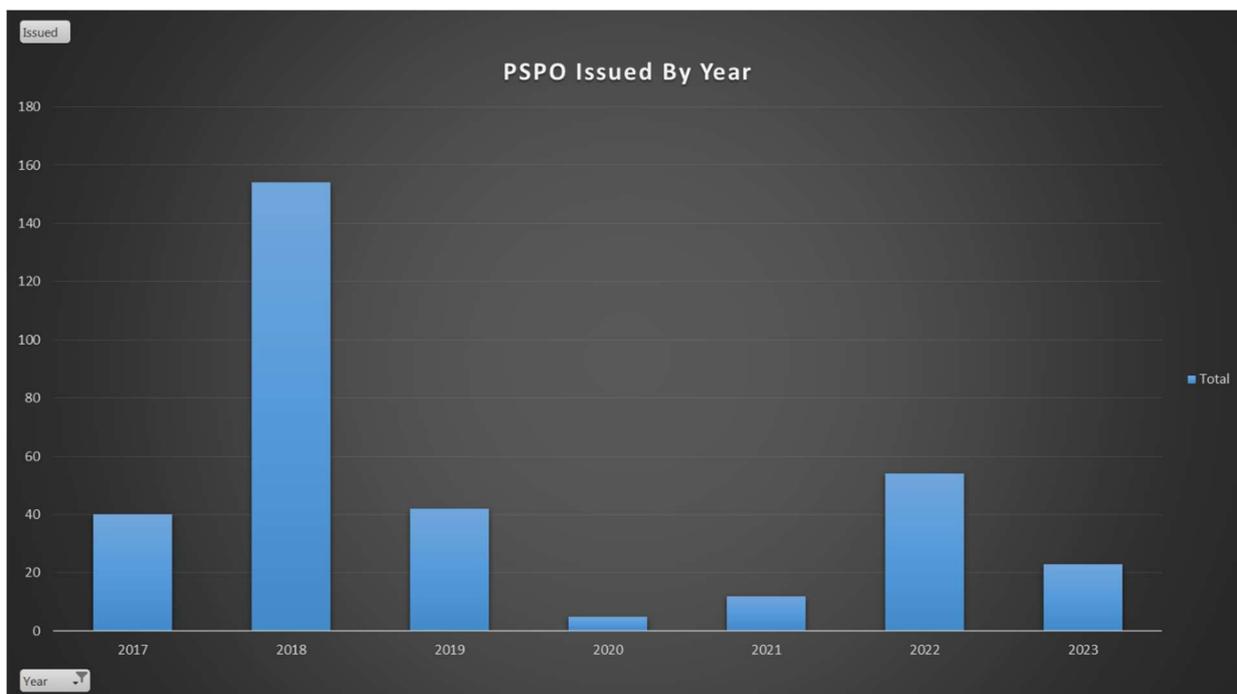
Requirement	Issued
Leave any restricted area for 48 hours	232
Cease drinking alcohol	24
Hand over any alcohol	8
Grand Total	264

Offence	Issued
Left personal effects unattended	42
Returned to restricted area within 48 hrs when asked not to return	21
Refused to leave restricted area for 48 hours when asked to leave	18
Urinating / defecating in public where no facility available	9
Refused to hand over any alcohol	3
Refused to Stop Drinking Alcohol	3
Grand Total	96

(A number of the 330 PCRs issued document both requirements and offences, hence the disparity in the totals).

The ASB the PSPO addresses is relatively low-level but, as seen from the number of calls police receive about it, causes significant distress to members of the public using the town centre, and to town centre businesses alike. People often report that they find the behaviour of an antisocial minority in the town centre intimidating. The sight of intoxicated people slumped on the pavement or in shop doorways in the historic centre of town also gives a negative impression to visitors.

Since the end of the pandemic there has been a marked increase in reports of ASB in the town centre, with reports of people drinking to excess in the street, using drugs, begging and behaving in a disorderly manner. This is reflected by the number of PCRs issued by police (see graph below).



There are few other powers available to police to deal with this behaviour other than using the PSPO. For example, dispersal powers under Section 34 of the Anti-Social Behaviour, Crime and Policing Act 2014 can only be authorised for a maximum of 48 hours. The Vagrancy Act is antiquated and no longer fit for purpose. Criminal Behaviour Orders are only available on conviction for offences and require a great deal of supporting evidence to be gathered. Offences of drunk and disorderly or public order offences are often not made out.

The PSPO's terms, and its proposed amendments, allow officers to make requirements to change behaviour before it becomes criminal, a proportionate response.

To that end, police would like to see a further condition added to the PSPO, namely:

No person, who is sitting or lying on any footpath or pedestrian area or in any fire escape, stairway or other entrance or exit to any premises within the protected area, shall refuse to move when required to do so by an authorised officer, provided that officer has reason to believe that that person is causing or likely to cause nuisance, alarm, harassment or distress to any other person or in order to prevent public disorder.

The general prohibition 3(d) of the PSPO needs to be supplemented by the above, to set out specifically a type of behaviour which is considered to be antisocial and unacceptable.

Police have had a large number of calls from the public and businesses about this behaviour, and we have witnessed it ourselves on our patrols, as evidenced below.

The first table at the end of this report has been produced from calls made to West Mercia Police from members of the public, usually the shop owners, who have reported people lying on the street and within their doorways. This data may be an underestimate because a log may not always have been created by the police control room call-taker.

The second table at the end of this report is a summary of what has been seen by police officers and PCSOs while on patrol in the town centre. Since February 2023 the town centre SNT has been making a specific note of the numbers of people in order to respond to the PSPO consultation. Before February 2023 the numbers were those recorded in the course of updating the town centre ASB risk management plan.

From 05/02/2022 to 27/02/2023 91 people were reported by members of the public as sitting or lying on the ground in the town centre causing nuisance.

Between 18/08/2022 and 04/04/2023 police recorded 180 people sitting or lying on the floor in an antisocial way suitable for recording on an ASB RMP.

There are plenty of benches available throughout the town centre for people who want to sit or lie down and this is far preferable to having people obstructing pavements, shop doorways and fire escapes etc.

There is a concern that this additional condition would disproportionately affect rough sleepers. However, compared to the number of people sitting or lying and blocking shop doorways and so on, the number of rough sleepers in Shrewsbury is thankfully very small. As of the last Homeless Outreach Street Triage meeting on 24 April 2023, there were only eight people recorded as sleeping rough in Shrewsbury town centre. There is a great deal of support in place for these individuals, from The Ark, to 70 Castle Foregate, to the £1.4m Shropshire Council has secured to fund their Reset Project.

The police would also like to see an expansion in those who are authorised to issue PCRs, to include the Town Rangers employed by the Business Improvement District, and the Quarry Park security staff employed by Shrewsbury Town Council. These are SIA approved security professionals tasked to deal with the low-level ASB the PSPO is designed to address and it is appropriate that they have these powers. BID funded town rangers use these powers successfully in other towns, Weymouth in Devon being one example.

When the PSPO was introduced, a memorandum of understanding was agreed between the then Police Command Team for Shropshire and Shropshire Council whereby police officers and PCSOs would be responsible for issuing the PCRs and Shropshire Council would be the prosecuting agency.

Police would like to revisit the MOU such that Shropshire Council enforcement officers share responsibility for issuing PCRs with the police, Town Rangers and Quarry Security. The MOU was agreed in the expectation that issuing a PCR would result in confrontation with the person being dealt with, something which would be more appropriate for the police to deal with. However we have found that in the vast majority of cases, issuing a PCR doesn't result in confrontation. Issuing a PCR therefore doesn't present any more risk to a council civil enforcement officer than issuing a parking ticket for example. We believe that in many circumstances the police may not be the most appropriate agency to deal with breaches of the PSPO. This would especially be the case should the proposed additional condition in relation to sound amplification is accepted as noise nuisance has always been dealt with by Shropshire Council Environmental Protection.

Police also feel that the resources Shropshire Council put into prosecuting breaches of the PSPO needs to be increased. This will be especially important if the number of individuals empowered to issue PCRs increases. We understand that the number of prosecutions for

breaches of the PSPO since 2017 is in single figures. There is a risk that the effectiveness of the PSPO will be undermined if those who breach it do not face any consequences for their antisocial behaviour.

Police also support the additional provisions in relation to public toilets requested by Shrewsbury Town Council, and in relation to amplified sound requested by the Business Improvement District. These partners are best placed to evidence the requirement for these additions.

Calls to police from members of the public reporting people sitting or lying on the floor in the town centre causing nuisance.

Incident Reference	Incident Date	Location	Incident Details	Number of People
00135_I_050220 22	05/02/2022	DARWIN SHOPPING CENTRE, GRAPE TREE, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1PL	MALE ROUGH SLEEPING IN FRONT OF THE MAIN ENTRANCE, WE ARE ABOUT TO OPEN - WE HAVE SPOKEN TO HIM AND HE IS REFUSING TO MOVE, NOT SURE WHO IT IS - THEY ARE WRAPPED UP IN THEIR SLEEPING BAG	1
00077_I_080220 22	08/02/2022	17 - 19 PRINCESS HOUSE, JOBCENTRE PLUS, THE SQUARE, SHREWSBURY, SHROPSHIRE, SY1 1YA	we have a homeless person asleep in the door of the job centre we have tried to get him to move on but not responding to us, he is breathing	1

			<p>but won't move</p> <p>we have never had someone sleep in the doorway</p>	
00482_I_16032022	16/03/2022	MARKET STREET, SHREWSBURY, SHROPSHIRE, SY1 1HF	<p>STARBUCK S -</p> <p>THERE IS ABOUT 7 OR 8 HOMELESS PEOPLE DIRECTLY OUTSIDE THE STORE, THEY ARE BEING REALLY LOUD AND ARE DISTRACTING TO CUSTOMERS AND MAKING STAFF FEEL UNEASY THEY ARE SAT AND STANDING, HAVE BEEN THERE MOST OF THE AFTERNOON</p>	8
00084_I_21052022	21/05/2022	ROAD AT REAR OF MULTISTOREY CAR PARK OFF RAVEN MEADOWS, SHREWSBURY, SHROPSHIRE, SY1 1PJ	<p>Drug use and being violent - 4/5 people sat in a doorway using drugs. They're shouting at each other and becoming violent towards each other and</p>	5

			shouting at eachother. No descriptions as walked past quick.	
00177_I_210520 22	21/05/2022	RIVERSIDE MALL, SHREWSBURY, SHROPSHIRE, SY1 1PJ	ROUGH SLEEPER - BLOCKING A FIRE ESCAPE - ASKED TO MOVE AND HAS NOT - A LOT OF DISCARDED NEEDLES BY HIM.	1
00510_I_070720 22	07/07/2022	SHREWSBURY RAILWAY STATION, CASTLE FOREGATE, SHREWSBURY, SHROPSHIRE, SY1 2DQ	we have had a text - saying that there is a female lying across the path - outside the railway station	1
00503_I_300720 22	30/07/2022	1 THE HOLE IN THE WALL, SHOPLATCH, SHREWSBURY, SHROPSHIRE, SY1 1HF	THERE IS AN ONGOING ISSUE WITH DRUG USUERS USING OUR DOOR WAY - THEY ARE LEAVING NEEDLES. THERE ARE 2 ALLYWAYS EITHER SIDE WITHOUT CCTV AND THEY ARE DOING THIS EVERYDAY. WE CANT HAVE OUR DOORS OPEN AS THEY ARE	2

			ALWAYS THERE BLOCKING THE DOOR	
00198_I_050820 22	05/08/2022	SANTANDER UK PLC, CROWN HOUSE, GROUND FLOOR SHOP UNIT, ST MARYS STREET, SHREWSBURY, SHROPSHIRE, SY1 1EU	SANTANDE R - I cant move male, he is fast asleep. I think hes homeless. He has been here about half an hour. Im unable to wake him up, he is breathing.	1
00402_I_160820 22	16/08/2022	STARBUCKS COFFEE CO (UK) LTD, 25 - 26, THE SQUARE, SHREWSBURY, SHROPSHIRE, SY1 1JZ	There are 4 homeless men sat outside they have been there since 6am in the morning - they have been taking something and seem very out of it, they are opposite the bus stop.	4
00503_I_170820 22	17/08/2022	STARBUCKS COFFEE CO (UK) LTD, 25 - 26, THE SQUARE, SHREWSBURY, SHROPSHIRE, SY1 1JZ	I am calling from Starbuck Market Square in town Centre, we have called a few times today about the homeless people outside. We were told	6

			there would be someone to move them on but no ones been. They are sat on our property.	
00429_I_200820 22	20/08/2022	NATIONAL WESTMINSTER BANK, 8, MARDOL HEAD, SHREWSBURY, SHROPSHIRE, SY1 1HE	ONGOING INCIDENT - THERE IS AN ENTRANCE INTO THE BANK AND THERE IS AN ATM - THERE ARE AT LEAST HOMELESS HANGING IN THERE DRINKING AND MAKING A NOISE IF ITS ANYTHING LIKE LAST WEEK THEY WILL BE SLEEPING IN THERE TOO	4
00077_I_250820 22	25/08/2022	27 PRIDE HILL HOUSE, 1, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DP	THERE ARE 6 YOUNG PEOPLE WHO SEEM TO BE DRUNK, THEY ARE LYING DOWN ON THE FLOOR, URINATING AND SHOUTING	6
00732_I_310820 22	31/08/2022	STARBUCKS COFFEE CO (UK) LTD, 25 - 26, THE SQUARE, SHREWSBURY, SHROPSHIRE, SY1 1JZ	There is a homeless male sat outside the shop, he has been there for sometime	1

			<p>and is quite well known within the town centre.</p> <p>He is becoming abusive to customers, shouting abuse at them as they walk past - i have had a few complaints about him now</p>	
00156_I_010920 22	01/09/2022	26, SHOPLATCH, SHREWSBURY, SHROPSHIRE, SY1 1HS	<p>ASB OUTSIDE BLACKS</p> <p>7 PEOPLE, 2 FEMALES 5 MALES SAT ON FLOOR DRINKING ALCOHOL IN ALCOHOL FREE AREA AND SWEARING LOUDLY</p>	7
00251_I_030920 22	03/09/2022	MARDOL HEAD, SHREWSBURY, SHROPSHIRE, SY1 1PZ	went to shrews this morning and wanted to go to natwest bank, people sat in the doorway	1
00708_I_030920 22	03/09/2022	NATIONAL WESTMINSTER BANK, 8, MARDOL HEAD, SHREWSBURY, SHROPSHIRE, SY1 1HE	<p>Homeless people are blocking the cash point.</p> <p>They are doing drugs, getting drunk and stopping people</p>	4

00185_I_120920 22	12/09/2022	GREGGS, 27, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DP	<p>We have homeless people causing havoc outside here - . One in a padded jacket is going up to people , flailing his arms , shouting and swearing - They are sitting and arguing</p> <p>People are getting intimidated and worried</p>	4
00182_I_170920 22	17/09/2022	STARBUCKS COFFEE CO (UK) LTD, 25 - 26, THE SQUARE, SHREWSBURY, SHROPSHIRE, SY1 1JZ	2 homeless people as i have been advised by the local officer to keep reporting this, they are not doing anything , similar looking, f5 5 shaved heads, both male - sleeping in a sleeping bag. uk the officers name who has advised to keep calling this in	2

00841_I_200920 22	20/09/2022	ASHLEYS WINE BAR LTD, 9, SHOPLATCH, SHREWSBURY, SHROPSHIRE, SY1 1HF	There are rough sleepers in my doorways. the bar is closed at the moment They urinate in the doorways	4
00515_I_220920 22	22/09/2022	GREGGS, 27, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DP	i have 8 homeless people blocking the door way - one has a asbo he is not allowed in the town	8
00180_I_250920 22	25/09/2022	STARBUCKS COFFEE CO (UK) LTD, 25 - 26, THE SQUARE, SHREWSBURY, SHROPSHIRE, SY1 1JZ	starbucks shrewsbury - rough sleeper in the doorway - we open in 10 minutes - he wont move - not being agressive - he will be obstructing customers i cant open until he moves	1
00186_I_280920 22	28/09/2022	2A, COFFEE HOUSE PASSAGE, THE SQUARE, SHREWSBURY, SHROPSHIRE, SY1 1LH	THERE IS A BLOKE IN THE DOORWAY WHO IS REFUSING TO MOVE - I CANNOT GET ONTO MY BUILDING -	1

00045_I_061020 22	06/10/2022	GREGGS, 27, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DP	HOMELESS MALE WHO IS BANNED FROM BEING HERE- HES SLEEPING INFRONT OF THE DOORWAY BLOCKING IT YOUNG 16 YEAR OLD GIRL TRYING TO GET INTO WORK, NOT FAIR ON HER ALL THE TIME OFFICERS SAID TO CALL IF HE CAME BACK	1
00593_I_071020 22	07/10/2022	THE YORKSHIRE HOUSE, ST MARYS PLACE, SHREWSBURY, SHROPSHIRE, SY1 1DX	bald male - i am guessign he is homeless he is outside has a lot of belongings seems aggitated he hs spread his stuff all over the pavement near the church	1
00178_I_181020 22	18/10/2022	STARBUCKS COFFEE CO (UK) LTD, 25 - 26, THE SQUARE, SHREWSBURY, SHROPSHIRE, SY1 1JZ	IM A MANAGER AT STARBUCK S, THERES A FEW HOMELESS OS. NORMALLY THEYRE OK. BUT THERES ONE MALE	1

			JUST SAT SHOUTING AND SWEARING AT THE PUBLIC. WOULDNT NORMALLY CALL BUT HES BEING VERY VERBALLY ABUSIVE	
00128_I_191020 22	19/10/2022	SANTANDER UK PLC, 2, ST MARYS STREET, SHREWSBURY, SHROPSHIRE, SY1 1EU	We have got homeless people of the back by the fire exit, blocking it. It is also not safe to exit the building that way. They are sleeping there and using it as a toilet.	5
00053_I_041120 22	04/11/2022	GREGGS, 27, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DP	HOMELESS COUPLE BLOCKING THE FRONT DOOR TO THE STORE - HE IS INTOXICATED AND URINATED ON THE DOORSTEP OF THE PREMISES	2
00239_I_201120 22	20/11/2022	10, TOWN WALLS, SHREWSBURY, SHROPSHIRE, SY1 1TW	PRIVATE CARPARK BEHIND MY HOME - MALE IS ROUGH SLEEPING IN VEH FOR FEW DAYS - YESTERDAY AND TODAY IVE SEEN	1

			MALE NAKED FROM WAIST DOWN - AGED APPROX 50YRS - WHITE MALE - VEH VRN LT51LLT RED SUZUKI - MALE UNK	
00100_I_301220 22	30/12/2022	46 - 47, HIGH STREET, SHREWSBURY, SHROPSHIRE, SY1 1ST	**HALON** 2 MALE ROUGH SLEEPERS IN THE DOORWAY	2
00128_I_050120 23	05/01/2023	14 - 15, HIGH STREET, SHREWSBURY, SHROPSHIRE, SY1 1SP	THE WHITE STUFF - THERE ARE CURRENTLY TWO MALES ACROSS THE FRONT OF THE DOORWAY TO THE SHOP, ONE HAS A SYRINGE IN HIS HAND, BOTH ARE SEMI CONCIOUS, THEY ARE BREATHING. IVE TRIED TO WAKE THEM UP AND THEY ARENT ENGAGING. THEY ARENT QUITE WITH IT.	2
00165_I_230120 23	23/01/2023	PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1HD	TWO HOMELESS PERSONS ASLEEP IN A	2

			DOORWAY OF BEAUTY INBOX, I AM CONCERNED FOR THEIR SAFETY	
00431_I_27022023	27/02/2023	THE QUARRY, SHREWSBURY, SHROPSHIRE, SY3 8JQ	The Quarry Corner a male is very drunk and trying to cause trouble with people in the park and now he's sat on the floor uncapable of being on his own.	1
			TOTAL - BETWEEN 05/02/2022 & 27/02/2023	91

People seen sitting or lying on the floor by police on patrol in the town centre.

Date (Between 18/08/2022 and 31/03/2023)	Time of Day (24hrs)	Number of People	Location
18/08/2022	Unknown	8	STARBUCKS COFFEE CO (UK) LTD, 25 - 26, THE SQUARE, SHREWSBURY, SHROPSHIRE, SY1 1JZ
01/07/2022	1030	1	HOLLAND & BARRETT, 48, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DN
02/07/2022	1700	1	TESCO EXPRESS, 24, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DP
04/07/2022	1545	2	PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1HD
06/07/2022	1513	6	TESCO EXPRESS, 24, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DP
09/07/2022	1230	1	PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1HD
12/07/2022	1025	1	TESCO EXPRESS, 24, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DP

13/07/2022	1600	1	PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1HD
14/07/2022	1700	1	TESCO EXPRESS, 24, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DP
18/07/2022	1730	1	LLOYDS TSB BANK PLC, 1, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DG
28/07/2022	1515	1	TESCO EXPRESS, 24, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DP
30/07/2022	1500	1	1 THE HOLE IN THE WALL, SHOPLATCH, SHREWSBURY, SHROPSHIRE, SY1 1HF
06/08/2022	930	1	TESCO EXPRESS, 24, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DP
07/08/2022	1400	1	TESCO EXPRESS, 24, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DP
07/08/2022	1400	1	CASTLE FOREGATE, SHREWSBURY, SHROPSHIRE, SY1 2DJ
18/08/2022	900	3	NATIONAL WESTMINSTER BANK, 8, MARDOL HEAD, SHREWSBURY, SHROPSHIRE, SY1 1HE
21/08/2022	1150	6	MARDOL HEAD, SHREWSBURY, SY1 1HE
05/09/2022	1600	2	STARBUCKS COFFEE CO (UK) LTD, 25 - 26, THE SQUARE, SHREWSBURY, SHROPSHIRE, SY1 1JZ
05/09/2022	1730	3	LLOYDS TSB BANK PLC, 1, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DG
05/09/2022	2115	8	NATIONAL WESTMINSTER BANK, 8, MARDOL HEAD, SHREWSBURY, SHROPSHIRE, SY1 1HE
06/09/2022	1030	2	STARBUCKS COFFEE CO (UK) LTD, 25 - 26, THE SQUARE, SHREWSBURY, SHROPSHIRE, SY1 1JZ
06/09/2022	1055	1	LLOYDS TSB BANK PLC, 1, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DG
11/09/2022	1135	1	PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1HD
13/09/2022	1600	1	PRET A MANGER, PRIDE HILL, SHREWSBURY, SY1 1DB
17/09/2022	1000	2	STARBUCKS COFFEE CO (UK) LTD, 25 - 26, THE SQUARE, SHREWSBURY, SHROPSHIRE, SY1 1JZ

20/09/2022	2000	2	TESCO EXPRESS, 24, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DP
20/09/2022	2000	1	LLOYDS TSB BANK PLC, 1, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DG
25/09/2022	1025	1	STARBUCKS COFFEE CO (UK) LTD, 25 - 26, THE SQUARE, SHREWSBURY, SHROPSHIRE, SY1 1JZ
25/09/2022	1035	2	PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1HD
25/09/2022	1340	3	PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1HD
25/09/2022	1615	5	DARWIN SHOPPING CENTRE, GRAPE TREE, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1PL
06/10/2022	2115	1	CASTLE FOREGATE, SHREWSBURY, SHROPSHIRE, SY1 2DJ
08/10/2022	930	1	MARDOL HEAD, SHREWSBURY, SY1 1HE
08/10/2022	930	1	PRET A MANGER, PRIDE HILL, SHREWSBURY, SY1 1DB
16/10/2022	1000	1	KFC, 7, BARKER STREET, SHREWSBURY, SHROPSHIRE, SY1 1QJ
23/10/2022	1350	2	STARBUCKS COFFEE CO (UK) LTD, 25 - 26, THE SQUARE, SHREWSBURY, SHROPSHIRE, SY1 1JZ
06/11/2022	1130	1	PRET A MANGER, PRIDE HILL, SHREWSBURY, SY1 1DB
19/11/2022	1600	1	STARBUCKS COFFEE CO (UK) LTD, 25 - 26, THE SQUARE, SHREWSBURY, SHROPSHIRE, SY1 1JZ
19/11/2022	1335	1	PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1HD
11/12/2022	1600	1	LLOYDS TSB BANK PLC, 1, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DG
14/12/2022	1650	1	HOLLAND & BARRETT, 48, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DN
19/12/2022	1000	1	MARKS AND SPENCERS, 5 CASTLE STREET, SHREWSBURY, SY1 2BD
19/12/2022	1545	1	MARDOL HEAD, SHREWSBURY, SY1 1HE
21/12/2022	2030	3	TESCO EXPRESS, 24, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DP

30/12/2022	1200	1	PRET A MANGER, PRIDE HILL, SHREWSBURY, SY1 1DB
04/01/2023	1145	1	LLOYDS TSB BANK PLC, 1, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DG
04/01/2023	1300	1	LLOYDS TSB BANK PLC, 1, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DG
04/01/2023	1300	1	PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1HD
08/01/2023	1715	1	LLOYDS TSB BANK PLC, 1, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DG
09/01/2023	1245	2	LLOYDS TSB BANK PLC, 1, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DG
09/01/2023	1700	1	HOLLAND & BARRETT, 48, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DN
09/01/2023	1700	1	1 THE HOLE IN THE WALL, SHOPLATCH, SHREWSBURY, SHROPSHIRE, SY1 1HF
10/01/2023	1000	1	HOLLAND & BARRETT, 48, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DN
10/01/2023	1000	1	LLOYDS TSB BANK PLC, 1, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DG
10/01/2023	1000	1	STARBUCKS COFFEE CO (UK) LTD, 25 - 26, THE SQUARE, SHREWSBURY, SHROPSHIRE, SY1 1JZ
10/01/2023	1600	2	STARBUCKS COFFEE CO (UK) LTD, 25 - 26, THE SQUARE, SHREWSBURY, SHROPSHIRE, SY1 1JZ
12/01/2023	1150	1	STARBUCKS COFFEE CO (UK) LTD, 25 - 26, THE SQUARE, SHREWSBURY, SHROPSHIRE, SY1 1JZ
12/01/2023	1150	1	LLOYDS TSB BANK PLC, 1, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DG
12/01/2023	1150	1	TESCO EXPRESS, 24, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DP
17/01/2023	915	1	LLOYDS TSB BANK PLC, 1, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DG
18/01/2023	1630	3	PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1HD
24/01/2023	1300	1	STARBUCKS COFFEE CO (UK) LTD, 25 - 26, THE SQUARE,

			SHREWSBURY, SHROPSHIRE, SY1 1JZ
26/01/2023	1300	1	STARBUCKS COFFEE CO (UK) LTD, 25 - 26, THE SQUARE, SHREWSBURY, SHROPSHIRE, SY1 1JZ
27/01/2023	1230	1	TESCO EXPRESS, 24, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DP
29/01/2023	1630	1	LLOYDS TSB BANK PLC, 1, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DG
29/01/2023	1630	1	TESCO EXPRESS, 24, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DP
30/01/2023	1300	1	MARKS AND SPENCERS, 5 CASTLE STREET, SHREWSBURY, SY1 2BD
30/01/2023	1300	1	STARBUCKS COFFEE CO (UK) LTD, 25 - 26, THE SQUARE, SHREWSBURY, SHROPSHIRE, SY1 1JZ
30/01/2023	1300	1	TESCO EXPRESS, 24, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DP
11/02/2023	1815	1	NATIONAL WESTMINSTER BANK, 8, MARDOL HEAD, SHREWSBURY, SHROPSHIRE, SY1 1HE
13/02/2023	1230	1	TESCO EXPRESS, 24, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DP
13/02/2023	1230	1	LLOYDS TSB BANK PLC, 1, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DG
15/02/2023	1000	1	TESCO EXPRESS, 24, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DP
17/02/2023	1700	1	HOLLAND & BARRETT, 48, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DN
17/02/2023	2100	1	LLOYDS TSB BANK PLC, 1, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DG
18/02/2023	1530	1	CLAREMONT STREET, SHREWSBURY, SHROPSHIRE, SY1 1QG
20/02/2023	1300	1	PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1HD
20/02/2023	2000	1	TESCO EXPRESS, 24, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DP
23/02/2023	1600	4	DRAYTON PASSAGE
26/02/2023	1200	2	WYLE COP, SHREWSBURY, SHROPSHIRE, SY1 1XF

26/02/2023	1200	2	TESCO EXPRESS, 24, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DP
27/02/2023	1300	2	TESCO EXPRESS, 24, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DP
27/02/2023	1300	2	STARBUCKS COFFEE CO (UK) LTD, 25 - 26, THE SQUARE, SHREWSBURY, SHROPSHIRE, SY1 1JZ
01/03/2023	1500	1	TESCO EXPRESS, 24, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DP
07/03/2023	1100	1	LLOYDS TSB BANK PLC, 1, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DG
12/03/2023	1200	2	GREGGS, 27, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DP
13/03/2023	1300	1	STARBUCKS COFFEE CO (UK) LTD, 25 - 26, THE SQUARE, SHREWSBURY, SHROPSHIRE, SY1 1JZ
13/03/2023	1330	1	PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1HD
16/03/2023	1300	3	PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1HD
16/03/2023	1300	1	STARBUCKS COFFEE CO (UK) LTD, 25 - 26, THE SQUARE, SHREWSBURY, SHROPSHIRE, SY1 1JZ
16/03/2023	1300	1	CLAREMONT BANK, SHREWSBURY, SHROPSHIRE, SY1 1RU
20/03/2023	1600	1	STARBUCKS COFFEE CO (UK) LTD, 25 - 26, THE SQUARE, SHREWSBURY, SHROPSHIRE, SY1 1JZ
20/03/2023		1	TESCO EXPRESS, 24, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DP
20/03/2023		2	PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1HD
21/03/2023	1330	2	PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1HD
21/03/2023	1330	1	MARKS AND SPENCERS, 5 CASTLE STREET, SHREWSBURY, SY1 2BD
21/03/2023	1330	1	CLAREMONT BANK, SHREWSBURY, SHROPSHIRE, SY1 1RU
21/03/2023	1450	1	GREGGS, 27, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DP

21/03/2023	1600	1	MARKS AND SPENCERS, 5 CASTLE STREET, SHREWSBURY, SY1 2BD
22/03/2023	1100	1	MARKS AND SPENCERS, 5 CASTLE STREET, SHREWSBURY, SY1 2BD
22/03/2023	1115	1	DARWIN SHOPPING CENTRE, GRAPE TREE, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1PL
22/03/2023	1125	1	CLAREMONT STREET, SHREWSBURY, SHROPSHIRE, SY1 1QG
22/03/2023	1500	1	LLOYDS TSB BANK PLC, 1, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DG
22/03/2023	1610	1	MARKS AND SPENCERS, 5 CASTLE STREET, SHREWSBURY, SY1 2BD
23/03/2023	Morning	6	PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1HD
23/03/2023	1440	3	Majors, CLAREMONT STREET
23/03/2023	1545	1	STARBUCKS COFFEE CO (UK) LTD, 25 - 26, THE SQUARE, SHREWSBURY, SHROPSHIRE, SY1 1JZ
27/03/2023	1400	1	HOLLAND & BARRETT, 48, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DN
27/03/2023	1500	1	NATWEST, 8 MARDOL HEAD, SHREWSBURY, SY1 1HE
27/03/2023	1545	1	THRESHERS, SHOPLATCH, SHREWSBURY, SHROPSHIRE, SY1 1HF
04/04/2023	1030	1	PRIDE HILL , SHREWSBURY, SHROPSHIRE, SY1 1HD
04/04/2023	1210	1	CLAREMONT STREET, SHREWSBURY, SHROPSHIRE, SY1 1QG
04/04/2023	1515	1	GREGGS, 27, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DP
04/04/2023	1520	1	TESCO EXPRESS, 24, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DP
TOTAL NUMBER OF PEOPLE (between 18/08/2022 and 04/04/2023)		180	

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1st April 2020 to 31st March 2021

1 requirement reported
2 offences (returning to the restricted area) reported.

All these incidents related to one individual who was issued with a warning and there have been no further breaches by this individual.

1st April 2021 to 31st March 2022

8 requirements reported.
12 offences reported of which:

- 8 for leaving personal effects unattended
- 1 for returning to the restricted area
- 2 for urinating in a public place
- 1 for refusing to leave the restricted area

Of the 12 offences:

- 5 were issued with a written warning.
- 7 resulted in NFA (no further action) - unable to serve a warning notice (x4); lack of evidence (x2); matter deemed not to be an offence (x1).

1st April 2022 to 31st March 2023

21 offences reported of which:

- 5 for urinating in a public place,
- 4 for refusing to leave the restricted area,
- 2 for leaving personal effects unattended,
- 6 for returning to the restricted area,
- 3 for refusing to stop drinking when asked,
- 1 for failing to hand over alcohol when asked.

75 requirements reported.

Of the 21 offences:

- 2 written warnings were issued.
- 11 were closed due to lack of police evidence.
- 2 were closed as defendant relocated away from Shropshire (untraceable).
- 3 NFA - to administrative error (x2), not in public place (x1).
- 2 FPNs issued (not paid – ongoing investigation).
- 1 ongoing (enquiries being made).

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PUBLIC SPACES PROTECTION ORDER: SHREWSBURY TOWN CENTRE**EVALUATION REPORT: 01.04.2020 – 31.03.2023**OVERVIEW

A Public Spaces Protection Order has been enforced in Shrewsbury Town Centre since 1st August 2017. Shropshire Council are currently seeking views and comments on extending the Order for a further 3 years from August 2023, and/or whether to make any amendments to the existing PSPO. The consultation period runs from 03/04/2023 – 14/05/2023.

The following report provides an analysis of data collated by Shrewsbury Town Council via the multi-agency operational group 'Team Shrewsbury', in relation to the conditions outlined within the PSPO. Data recorded during the 3-year period 1st April 2020 – 31st March 2023 has been reviewed in order to evaluate the impact of the PSPO on reporting trends.

Previous reports have also incorporated relevant data recorded by Shropshire Council and West Mercia Police. Due to department restructures and system changes, comparable data in line with the reporting categories below is unavailable for the review period. However, supporting data will be outlined throughout the report where available.

Data analysis is in line with the geographical boundary covered by the Public Spaces Protection Order.

REPORTING CATEGORIES

Following a review of the existing datasets collated by Shropshire Council and partner agencies in relation to crime and anti-social behaviour, the following reporting categories were established in order to monitor the impact of the order. The categories were introduced as of 1st October 2016 and are aligned with the behaviours the PSPO aims to prohibit. Other categories relevant to wider ASB issues have continued to be recorded by a number of agencies; however, the categories detailed below have been developed to reflect the most problematic issues encountered within the town centre.

Alcohol Litter	Dog Fouling	Excrement/Urinating
Alcohol Related Incidents	Dog Control	Fly tipping/Littering
Aggressive Begging	Damage/Arson	Personal Items Left
Begging	Drug Litter	Graffiti
Nuisance Busking	Drug Misuse	Suspicious Behaviour
Congregation	Drug Dealing	

DATA CONSTRAINTS – LIMITATIONS OF THE REPORT

It is important to note that COVID lockdown restrictions in place during 2020 will have had a significant impact on reporting levels. This limits the ability to accurately report 3-year trends specific to individual incident types.

In relation to Team Shrewsbury data, an increase in resources during 2022 will also have had an impact on trends, resulting in a higher number of incident reports. The multi-agency group successfully secured Home Office funding in order to employ a number of Town Rangers and Taxi Marshalls, who work alongside Quarry Park security.

There have been significant changes to West Mercia’s command and control system during the review period, as well as the software used to extract data. As a result, Police data is unavailable for the period March – June 2020. Data provided from July 2020 onwards will not be directly comparable with information provided to compile previous reports. Of note, West Mercia incident data is provided via keyword searches on all incidents reported in Shrewsbury Town Centre. The keywords are taken from the initial detail of the report made to the Police rather than the entire incident log, which may result in under-reporting.

As of October 2021, ASB incidents are no longer recorded by Shropshire Council. Environmental Health officers continue to deal with noise complaints and breaches of statutory noise nuisance, therefore noise caused by buskers is the only data available relevant to the conditions of the PSPO.

ANALYSIS OF DATA - PSPO CONDITIONS

- a) **No person shall urinate or defecate in a public area not being a facility intended for such use.**

INCIDENT TYPE: URINATING/DEFACATING	01/04/2020 – 31/03/2021	01/04/2021 – 31/03/2022	01/04/2022 – 31/03/2023
Team Shrewsbury	57	113	103
West Mercia Police	n/a	2	0

- b) **No person shall, for any duration of time, leave unattended in a public area any personal effects or belongings or any other material or paraphernalia including anything that may be considered discarded or waste material.**

INCIDENT TYPE	01/04/2020 – 31/03/2021	01/04/2021 – 31/03/2022	01/04/2022 – 31/03/2023
Personal Belongings	18	31	13
Alcohol Litter	115	81	120
Drug Litter	76	124	272
Fly Tipping/Littering	51	128	299
Total	260	364	704

Supporting Data: West Mercia Police

KEYWORD SEARCH – INCIDENT REPORT	01/04/2020 – 31/03/2021	01/04/2021 – 31/03/2022	01/04/2022 – 31/03/2023
Belongings	n/a	10	12
Litter/Rubbish/Vomit	n/a	11	13

Total	n/a	21	25
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- c) **No person shall refuse to stop drinking alcohol or hand over any containers (sealed or unsealed) which are believed to contain alcohol, when required to do so by an authorised officer, provided that officer has reason to believe that that person is causing or is likely to cause nuisance, alarm, harassment or distress to any other person.**

INCIDENT TYPE	01/04/2020 – 31/03/2021	01/04/2021 – 31/03/2022	01/04/2022 – 31/03/2023
Alcohol Related Incidents	32	78	362
Alcohol Litter	115	81	120
Total	147	159	482

Supporting Data: West Mercia Police

KEYWORD SEARCH – INCIDENT REPORT	01/04/2020 – 31/03/2021	01/04/2021 – 31/03/2022	01/04/2022 – 31/03/2023
Alcohol/Drinking/Drunk	n/a	267	250

- d) **No person shall refuse to disperse from a public area and not to return to that public area for 48 hours when required to do so by an authorised officer, provided that officer has reason to believe that that person is causing or likely to cause nuisance, alarm, harassment or distress to any other person.**

All reporting categories can be considered relevant to this particular condition. However, it should be recognised that certain issues such as drug misuse, drug dealing, littering and dog fouling will potentially be dealt with via more appropriate and effective primary legislation.

INCIDENT TYPE	01/04/2020 – 31/03/2021	01/04/2021 – 31/03/2022	01/04/2022 – 31/03/2023	TOTAL	3 YR % CHANGE
Alcohol litter	115	81	120	316	4% increase
Alcohol related	32	78	362	472	1031% increase
Aggressive begging	0	0	5	5	-
Begging	2	1	34	37	1600% increase
Nuisance busking	0	0	26	26	-
Congregation	32	169	422	623	1219% increase
Damage/Arson	47	85	150	282	219% increase
Dog control	6	6	18	30	200% increase
Dog fouling	4	52	25	81	525% increase
Drug litter	76	124	272	472	258% increase
Drug misuse	44	63	329	436	648% increase
Drug dealing	15	17	58	90	287% increase
Urinating/Defecating	57	113	103	273	81% increase
Fly tipping/Littering	51	128	299	478	486% increase
Personal items left	18	31	13	62	28% decrease

Graffiti	14	10	32	56	128% increase
Suspicious behaviour	11	53	139	203	1164% increase
Grand Total	524	1011	2407	3942	359% increase

Supporting Data: West Mercia Police

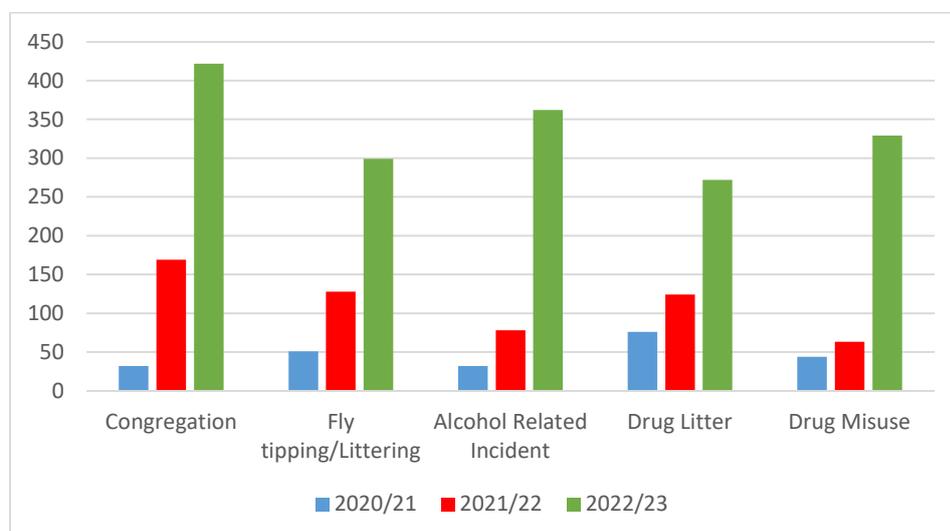
KEYWORD SEARCH – INCIDENT REPORT	01/04/2020 – 31/03/2021	01/04/2021 – 31/03/2022	01/04/2022 – 31/03/2023
Alcohol/Drinking/Drunk	n/a	267	250
Drugs/Cannabis	n/a	124	77
Begging	n/a	8	4
Belongings	n/a	10	12
Busking/Busker	n/a	0	2
Damage	n/a	58	51
Dog	n/a	37	45
Graffiti	n/a	3	1
Litter/Rubbish/Vomit	n/a	11	13
Urinating/Defecating	n/a	2	0
Total	n/a	520	455

Supporting Data: Shropshire Council

NOISE COMPLAINT	01/04/2020 – 31/03/2021	01/04/2021 – 31/03/2022	01/04/2022 – 31/03/2023
Busking	8	15	18

KEY FINDINGS

The graph below identifies the top 5 incident types generating the highest number of reports during the review period.



In comparison to the previous 3 years, congregation and fly tipping/littering have replaced damage/arson and alcohol litter within the top 5 incident types.

As outlined previously, several factors limit the accuracy of 3-year trends, however some headline figures are provided below.

- **Begging** has recorded the greatest increase since 2020/21; however, numbers recorded remain significantly lower in comparison to other incident types.
- **Congregation** recorded a significant increase during the review period, and also recorded the highest number of incidents in both 2021/22 and 2022/23.
- **Personal Items Left** is the only incident type to record a decrease since 2020/21. During the review period Team Shrewsbury added an additional category to the dataset; 'Personal Items – Removed' however these figures have not been included within the report due to data quality issues and a lack of comparable figures.

PROPOSED ADDITIONAL CONDITIONS

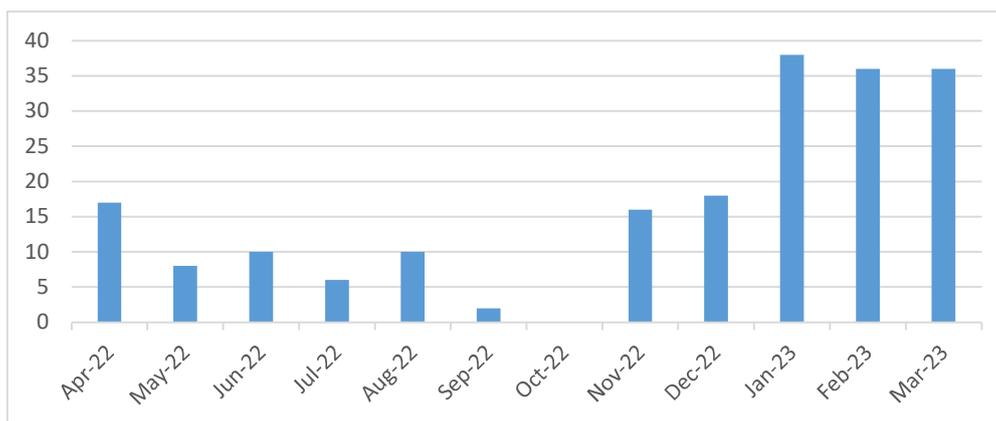
The following additions to the current PSPO have been proposed in order to tackle ongoing issues linked to Anti-Social Behaviour in Shrewsbury Town Centre:

1. To include a wider enabling provision to require a person to stop sitting or lying within the area if causing anti-social behaviour i.e. - 'No person, who is sitting or lying on any footpath or pedestrian area or in any fire escape, stairway or other entrance or exit to any premises within the protected area, shall refuse to move when required to do so by an authorised officer, provided that officer has reason to believe that that person is causing or likely to cause nuisance, alarm, harassment or distress to any other person or in order to prevent public disorder.'
2. To include a wider enabling provision to require a person to leave a public toilet if causing antisocial behaviour namely - 'No person shall refuse to leave a public toilet when required to do so by an authorised officer, provided that officer has reason to believe that that person is causing or likely to cause nuisance, alarm, harassment or distress to any other person or in order to prevent public disorder.'
3. To include a wider enabling provision to require a person to stop using a sound amplifier if causing anti-social behaviour namely - "No person shall refuse to stop using a device intended to amplify sound when required to do so by an authorised officer, provided that officer has reason to believe that that person is causing or likely to cause nuisance, alarm, harassment or distress to any other person or in order to prevent public disorder.'

Datasets covering the previous 12-month period (01 April 2022 – 31 March 2023) have been reviewed to assist in identifying current levels of anti-social behaviour linked to the issues outlined above, and in order to establish a baseline moving forward.

Keywords have been used to extract relevant incidents from the data collected by Team Shrewsbury:

- 197 incident reports contained the word ‘toilet’ in the location field; this represents 8% of all reports. The highest number of incidents referred to drug related issues. See below for a breakdown per month.



- In relation to busking incidents, only 1 report contained the word ‘amplifier’ within the incident detail (January 2023). However, 26 nuisance busking incidents were recorded in total during 2022/23; and of note, no reports had been logged the 2 years previous. 18 reports were also recorded by Shropshire Council in relation to busking, and 2 were logged by West Mercia Police. Of the 18 reports to Shropshire Council, 11 referred to the use of an amplifier/amplified sound.

Team Shrewsbury have added an additional reporting category to capture individuals sitting or lying within an area, and data will be recorded from 1st April 2023.

Keyword searches conducted on incident reports recorded by West Mercia Police indicate potential data that could be considered in order to monitor the proposed additional categories. However, further incident detail would be required in order to establish whether reports refer to anti-social behaviour, and specifically relate to the conditions detailed within the PSPO. See below for keyword search findings for the period 1st April 2022 – 31st March 2023.

Keyword	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Totals
Asleep	2	0	0	1	1	0	1	1	2	1	1	0	10
Bed	11	6	2	9	8	12	4	3	3	4	10	3	75
Blocked	0	2	0	0	1	2	0	2	2	0	0	0	9
Blocking	4	2	1	3	2	4	5	3	1	0	1	0	26
Camped	0	0	0	0	0	0	0	0	0	0	0	0	0
Collapsed	0	1	2	0	3	0	1	0	1	0	1	0	9
Doorway	2	1	0	0	0	4	3	4	1	2	1	0	18
Lay	35	13	9	8	18	9	15	13	17	21	7	19	184
Obstructed	0	0	0	0	0	0	0	0	0	0	0	0	0
Obstructing	0	0	0	0	0	1	0	0	0	0	0	0	1

OFFICIAL

Sat	16	11	6	7	16	11	4	10	6	5	9	7	108
Sitting	2	2	5	0	2	1	1	1	2	1	2	2	21
Sleeping	3	2	1	2	1	2	7	5	3	1	0	3	30
Slumped	0	0	2	0	1	0	0	0	0	0	1	0	4

A more detailed search of OIS incidents covering the period 05/02/2022 – 27/02/2023 identified 91 individuals lying/sitting in the street or in doorways, causing nuisance. 32 reports were made by members of the public, and particularly businesses in the town centre.

In addition, during the period 18/08/2022 – 04/04/2023, 180 individuals were identified sitting or lying on the floor. This information has been collated via officer observations linked to an ASB Risk Management Plan for the town centre. Of note, incidents have been more routinely recorded as of February 2023 and figures will be more accurate moving forward.

If the recommended conditions are added to the PSPO, it is important that West Mercia Police clearly define the most appropriate datasets in order to monitor relevant incidents causing ASB. This data will need to be shared with Shropshire Council on a monthly basis in a consistent format for monitoring purposes, and to assist in evaluating the impact of the PSPO.

CONCLUSION

All incident types have continued to generate reports during the last 3 years. However, it is noted that aggressive begging, nuisance busking, dog control and begging have recorded significantly lower levels in comparison to the remaining categories. Of note, incidents of aggressive begging and nuisance busking were only recorded during 2022/23.

Regarding the proposed additions to the PSPO, further incident detail is required in order to effectively capture ASB caused by a sound amplifier. In terms of enforcement, Shropshire Council Environmental Protection officers investigate whether noise amounts to a Statutory Nuisance as defined in Section 79 of the Environmental Protection Act 1990. However, there is a high threshold for noise to be classed as a nuisance in law, and therefore may not be the most appropriate powers to deal with noise caused by buskers.

Moving forward, if the proposed additional conditions are added to the existing PSPO, robust datasets will need to be established in order to monitor relevant incident levels and the impact of the Order in Shrewsbury Town Centre. As issues are likely to be displaced, it will also be important to monitor emerging hotspot locations outside the existing boundary of the PSPO.

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Shropshire Council
Equality, Social Inclusion and Health Impact Assessment (ESHIA)
Stage One Screening Record 2023

A. Summary Sheet on Accountability and Actions

Name of proposed service change
Amendment and/or Extension of Shrewsbury Town Centre Public Spaces Protection Order (No.1) 2017

Name of lead officer carrying out the screening
Grant TUNNADINE

Decision, review, and monitoring

Decision	Yes	No
Initial (stage one) ESHIA Only?	YES	
Proceed to Full ESHIA or HIA (part two) Report?		NO

If completion of an initial or Stage One assessment is an appropriate and proportionate action at this stage, please use the boxes above. If a Full or Stage Two report is required, please move on to full report stage once you have completed this initial screening assessment as a record of the considerations which you have given to this matter.

Actions to mitigate negative impact or enhance positive impact of the service change in terms of equality, social inclusion, and health considerations
<p>The Shrewsbury Town Centre Public Spaces Protection Order (No.1) 2017 (the Order) has been in operation since August 2017. It was determined in the original ESHIA at the time and also when renewed in August 2020 that the Order was considered to have an overall 'Low Positive Impact' for the community.</p> <p>This further extension, with some amendments, is again expected to deliver a 'Low Positive Impact'. This is because the Order, including the proposed amendments, is intended to tackle low level ASB where the behaviour is having, or likely to have, a detrimental effect on the quality of life of those in the locality; be persistent or continuing in nature; and be unreasonable. The manner in which the Order has been used since its inception and will continue to be used is as a mechanism to stop lower level ASB.</p> <p>Under the provisions of the Anti-Social Behaviour, Crime and Policing Act 2014 any PSPO cannot last for more than three years unless it is extended by the local authority. This legislation is intended to benefit the community as a whole by reducing ASB and providing a mechanism to resolve issues quickly and efficiently</p>

and will therefore also be of benefit to Protected Groupings within the community, as set out in the Equality Act 2010.

This Order along with other initiatives now form part of the toolkit available to the police and the Local Authority to tackle the challenges within the restricted area and not renewing the Order will remove what has been a mechanism to address ASB which clearly benefits the majority of the community. The new amendments proposed within the revised PSPO add to the types of ASB the Order seeks to deter whilst also allowing the Local Authority to consider authorising further persons to enforce the Order.

An action to mitigate any perceived negative impact of the measures on vulnerable people, including rough sleepers, will be to advise both directly and through groups like Team Shrewsbury that the Order including the proposed amendments is not a mechanism that sets out to punish poverty related issues - it sets out to punish unacceptable behaviours caused by individuals acting inappropriately irrespective of status / wealth and applies equally to matters also commonly associated with the night time economy.

There are measures in place to help vulnerable people who are homeless, rough sleeping, or at risk of rough sleeping across the county. This includes support from a variety of agencies, which is currently provided through the RESET multi-agency service, which provides drug and alcohol treatment support. The RESET team provides holistic support including domestic abuse support, adult social care, housing support and mental health treatment. The partners involved are the Council, With You at Shropshire Recovery Partnership, Midlands Partnership Foundation Trust, Shropshire Domestic Abuse Service, Shrewsbury Ark and Intuitive Thinking Skills. The Police and the wider medical profession also provide support. Further, the Council and Team Shrewsbury promote the Alternative Giving Scheme which operates within the town centre. This allows people to provide donations which are specifically used to assist homeless people.

Actions to review and monitor the impact of the service change in terms of equality, social inclusion, and health considerations

Evidence of the issues affecting the town centre have continued to be gathered by the police and Team Shrewsbury partners and this is used to identify the range and frequency of the issues being experienced within the restricted area. The Team Shrewsbury data is collated by Shrewsbury Town Council and along with Police and Council data on the use of the Order is made available for Team Shrewsbury. Representatives are able to review data and suggest any other issues for consideration that would benefit the community and other groups.

Further, provision for obtaining and recording data to cover the proposed amendments to the Order are being put in place for both Team Shrewsbury and the Police to enable the wider monitoring to take place.

A PSPO can only be put in place for a maximum period of three years after which it must be reviewed if it is proposed to extend the order. Also, if necessary throughout its existence the PSPO can be varied/amended to remove specific elements where the evidence demonstrates that the prohibitions/requirements have been sufficiently effective or indeed to include new prohibitions/requirements

to tackle emerging problems. Team Shrewsbury through the monitoring of the data collated and the data relating to the Order's use are able to address whether any variations or extending the Order is considered appropriate. Extending or varying the order will need to be undertaken in accordance with legislative requirements and be undertaken by the Local Authority having demonstrated the evidential need and having undertaken the appropriate consultation.

Further, the Act permits prohibitions or requirements to be included by variation/amendment provided they are reasonable to impose in order to:

- (a) to prevent the detrimental effect from continuing, occurring or recurring; or
- (b) to reduce that detrimental effect or to reduce the risk of its continuance, occurrence or recurrence.

The Trading Standards and Parking Enforcement Team will continue to work with the police where enforcement is required and will monitor and assess any offences reported by the police or any other person authorised by the Council to act under the Order. Shropshire Council is the only body able to prosecute a case in the Court where a breach of the Order is identified. Any such case will be assessed in line with the Council's Better Regulation and Enforcement Policy which can be found on the Shropshire Council website at:

[better-regulation-and-enforcement-policy.pdf \(shropshire.gov.uk\)](#)

This will ensure that any enforcement action undertaken in respect to the PSPO is consistent and in line with that of any other enforcement process undertaken by the Council. An application under this section must be made within the period of six weeks beginning with the date on which the order or variation is made.

Under the Anti-Social Behaviour, Crime and Policing Act 2014 a legal challenge over the validity of the Order is possible within the period of six weeks beginning with the date on which the order or a variation is made; no such challenge was received when the Order was introduced in 2017 and in the six years the Order has been operating there have been no complaints or representations received by the Council in relation to the implementation or use of the Order whilst it has been in operation. Given it is proposed to amend/vary the current Order the opportunity to challenge the validity of the amended Order will be available for up to six weeks after the proposed amended Order is made.

The Trading Standards and Parking Enforcement Team will continue to consider and address any complaint or representation made to the Local Authority in respect to the Order irrespective of when received. This will also include any feedback from the local members covering the geographical area for the Order along with the respective Portfolio holder, local MP and the Police and Crime Commissioner and this will help us to consider the ongoing impact on the local community as these are key engagement channels for the community, alongside direct feedback to the service area.

It is anticipated that they will, therefore, be able to help to feedback on the effectiveness and continued need or otherwise of the PSPO, along with ongoing liaison with the Town Council and local businesses and residents.

Associated ESHIAs

When the Order was first implemented an ESIIA was produced, which can be viewed with the other papers that were presented as part of the Cabinet Report via the link below:

[Agenda for Cabinet on Wednesday, 21st June, 2017, 12.30 pm — Shropshire Council](#)

When the Order was renewed in 2020 a further updated ESIIA was produced, which can be viewed with the other papers presented as part of the Cabinet Report via the link below:

[Agenda for Cabinet on Monday, 15th June, 2020, 1.00 pm — Shropshire Council](#)

Actions to mitigate negative impact, enhance positive impact, and review and monitor overall impacts in terms of any other considerations. This includes climate change considerations

Climate change

There are no anticipated impacts on climate change.

Health and well being

The impacts of reducing ASB will have a low positive impact on the well-being of those individuals who are blighted by ASB and who may suffer frequently from such behaviours. Both existing and proposed amendments will help the authorities both raise awareness and address ASB.

Economic and societal/wide economy

Local businesses and the BID are represented on Team Shrewsbury and are encouraged to report examples of ASB to Team Shrewsbury to better inform the understanding of the ASB related matters that are affecting businesses and their customers within the restricted area. The existing and proposed amendments have been welcomed by local businesses who suffer from ASB and who have genuine concerns of the impact it has on the town centre and the attraction of visitors and customers.

Scrutiny at Part One screening stage

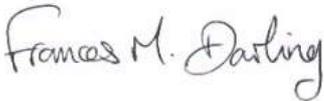
People involved	Signatures	Date
<i>Lead officer carrying out the screening</i> Grant Tunnadine, Team Manager, Trading Standards and Parking Enforcement		21 st June 2023

Any internal service area support*	n/a	n/a
Any external support** Mrs Lois Dale, Performance and Research Specialist for Rurality and Equalities		21 st June 2023

*This refers to other officers within the service area

**This refers to support external to the service but within the Council, e.g, the Performance and Research Specialist for Rurality and Equalities, Public Health colleagues, the Feedback and Insight Team, performance data specialists, Climate Change specialists, etc.

Sign off at Part One screening stage

Name	Signatures	Date
Lead officer's name Grant Tunnadine, Team Manager, Trading Standards and Parking Enforcement		21 st June 2023
Accountable officer's name Frances Darling, Head of Business and Consumer Protection Service		21 June 2023

*This may either be the Head of Service or the lead officer

B. Detailed Screening Assessment

Aims of the service change and description
<p>The local authority is seeking to extend and vary/amend the Public Spaces Protection Order (PSPO) which has been in force since the 1st August 2017.</p> <p>The Shrewsbury Town Centre Public Spaces Protection Order (No.1) 2017 ('the Order') was implemented in accordance with the Anti-Social Behaviour, Crime and Policing Act 2014 to address concerns, which sets out a range of provisions to help target antisocial behaviours (ASB) that have a detrimental impact on the lives of those within a community. In proposing to extend the Order there are also a number of proposed changes to be made, which will widen the behaviours the Order is seeking to address.</p> <p>The Order was originally implemented to aid the police and local authority engage with individuals or groups who were committing anti-social behaviour in a public space where the behaviour is having, or likely to have, a detrimental effect on the quality of life of those in the locality; be persistent or continuing in nature; and be unreasonable. In considering whether the Order should be extended for a further</p>

three years, evidence collated since the renewal of the Order in August 2020 clearly shows a continuing need, but there is also evidence to support the need to include some new provisions.

It has also been recognised that enforcement of the Order is currently very challenging, with financial and resource pressures on Shropshire Council, West Mercia Police and other partners and, whilst a wider consideration as to who can be authorised by the Council to enforce the provisions has also been proposed, there is no plan to utilise this provision until such time as resources are identified to address any increase in enforcement. This is linked with corporate work that is being undertaken to explore how funding can be obtained to ensure the Council is meeting its statutory responsibilities around responding to anti-social behaviour issues more widely.

Whilst local authorities are responsible for making, varying and extending a PSPO, they must do so in consultation with the Police, the Police and Crime Commissioner (PCC) and other relevant bodies who may be affected. A PSPO can be created to cover any public space within the local authority's administrative boundary, and this will include any place to which the public or any section of the public has access, on payment or otherwise, as of right or by virtue of express or implied permission. The area covered by a PSPO is referred to as the restricted area and a map of the restricted area covering the central town centre part of Shrewsbury forms part of the Order. No changes are proposed to the restricted area.

A PSPO can be in force for any period up to a maximum of three years after which the Local Authority must consider whether or not to extend/vary/discharge the PSPO. A breach of a PSPO can be dealt with through the issuing of a Fixed Penalty Notice (FPN) which is current set at £75, or a level 3 fine (max £1000) on prosecution. There are no changes proposed to the current level of FPN.

Tackling ASB was and remains a Shropshire Council priority and will often be linked with other core council services around social care, vulnerable adults, safeguarding and hate crime, highways and public health. The continuation of a PSPO as a measure to help reduce ASB, goes some way to help achieve the Council's corporate aims.

The intention behind the Order continues to provide a mechanism to allow the police and authorised officers to address behaviours that are causing concern without the Order targeting any particular group of the community and in particular those that may be considered vulnerable or in need of help. The further extension and variation/amendment of the Order does not alter the fact that this Order is about targeting individual/s whose behaviour is causing community alarm, distress etc and which is built into the specific wording of the Order.

The original provisions of the Order are:

- a) No person shall urinate or defecate in a public area not being a facility intended for such use.

- b) No person shall, for any duration of time, leave unattended in a public area any personal effects or belongings or any other material or paraphernalia including anything that may be considered discarded or waste material.
- c) No person shall refuse to stop drinking alcohol or hand over any containers (sealed or unsealed) which are believed to contain alcohol, when required to do so by an authorised officer, provided that officer has reason to believe that that person is causing or is likely to cause nuisance, alarm, harassment or distress to any other person.
- d) No person shall refuse to disperse from a public area and not to return to that public area for 48 hours when required to do so by an authorised officer, provided that officer has reason to believe that that person is causing or likely to cause nuisance, alarm, harassment or distress to any other person.

There are no proposals to change these 4 provisions and any future order will include these provisions as currently drafted. Whilst the original prohibitions of the order will remain unaltered, it is proposed to include three additional provisions:

- e) No person, who is sitting or lying on any footpath or pedestrian area or in any fire escape, stairway or other entrance or exit to any premises within the protected area, shall refuse to move when required to do so by an authorised officer, provided that officer has reason to believe that that person is causing or likely to cause nuisance, alarm, harassment or distress to any other person or in order to prevent public disorder.
- f) No person shall refuse to leave a public toilet when required to do so by an authorised officer, provided that officer has reason to believe that that person is causing or likely to cause nuisance, alarm, harassment or distress to any other person or in order to prevent public disorder.
- g) No person shall refuse to stop using a device intended to amplify sound when required to do so by an authorised officer, provided that officer has reason to believe that that person is causing or likely to cause nuisance, alarm, harassment or distress to any other person or in order to prevent public disorder.

The new provisions have been drafted following the same principles that were used in drafting the original Order, which was to enable authorised officers to intervene and where possible stop ASB without necessarily criminalising individuals. In considering all seven of the above provisions, (a) to (e), only two behaviours are actually being criminalised outright (see (a) and (b) above) with the other prohibitions simply providing an ability for authorities to respond effectively to concerns by stopping unacceptable individual behaviour and where necessary to remove the cause. Only where a reasonable request from an authorised officer is refused would that individual commit a criminal offence under the Order (see (c), (d), (e), (f) and (g) above).

It should also be noted that the revised Order does not stop any activity of the activities in (c) to (g), where that activity is being undertaken in an appropriate manner and therefore does not criminalise specific activities (although some activities may already be a criminal act by virtue of other legislation) other than

urinating/ defecating and leaving belongings in a public place for which there are strong arguments to prohibit outright.

In extending and varying the Order, appropriate signage will need to be updated to include the new provisions and displayed on all entry points to the restricted area and within the said area in accordance with the requirements of the Act and regulations made under it. Further, the Order which has been available to view on the Council's website following its implementation on the 1st August 2017 will also need to be updated with the new provisions.

Intended audiences and target groups for the service change

The intended audiences and target groups are considered to be:

- Residents and visitors of the town centre.
- Local businesses operating within the town centre.
- Shrewsbury Town Council.
- Shropshire Council (Environmental Maintenance, Public Health, Housing Options, Highways, Safeguarding, Social Care).
- Chief inspector of West Mercia Police.
- Police and Crime Commissioner.
- Shrewsbury MP
- Shrewsbury BID
- Shrewsbury Town Centre Residents Association
- The Ark
- Team Shrewsbury
- Accommodation providers (Shropshire Housing Alliance, Parish rooms)
- Shropshire Fire and Rescue Service.
- Shropshire Tourist Board (Visit Shrewsbury)
- The Marches Local Enterprise Partnership
- Shropshire Community Health Trust
- South Staffs and Shropshire Healthcare NHS Foundation Trust
- The Shrewsbury and Telford Hospital NHS Trust
- Shropshire Clinical Commissioning Group (CCG)
- Voluntary Groups (see below)

This list is not intended to be exhaustive or in order of priority. The following Voluntary Groups and organisations were also included in a general notification of the consultation:

A4U Action Advice Advocacy
A4U Action Advice Advocacy
ABBEY FOREGATE (SURC) DRAMA GROUP
Active Carers Group
Advisory Teacher for Gypsy, Roma and Traveller Children, Education Access Service
Age UK Shropshire Telford & Wrekin
Albrighton Relief in Need Charity

Alzheimers Society
Amputee Support Group
April Cottage, Cound Moor
Arty Party Limited
Asset Management Social Enterprise CIC
Autism West Midlands - Shropshire
Autonomy and Autonomy Plus
Axis Counselling
Barnabas Community Projects
Barnabas Community Projects Foodbank PLUS
Barnardos Shropshire and Staffordshire
Barnardo's Shropshire and Staffordshire
Baschurch Village Hall Trust
Beanstalk
Beechtree Community Centre
Belle Vue Youth Club
Bethphage
Bishop's Castle Community Partnership
Bishop's Castle and District Community Land Trust
Bishops Castle Dial A Ride
Bishop's Castle Heritage Resource Centre
Bishop's Castle Library
Bishops Castle Town Hall
Bridgnorth Community Transport Group
Bridgnorth Housing Trust
Bridgnorth Northgate Patients Participation Group
Bridgnorth Patients Participation Group
British Gymnastics Foundation
British Red Cross
Bucknell & Bedstone Good Neighbours
C.O.S.T. Consortium of Shropshire Tenants
Cardington Broadplace/Cardington Village Hall & A4U
Carers Trust 4 All
Caring for God's Acre
CCS
CEDAR CIC
Chairs and Spares
Christian Aid
Christian Aid Bridgnorth and Bridgnorth African Project
CHUMS Befriending Service
Church Stretton and Area Ring a Ride
Churches Together around Ludlow
Churches Together in Shropshire
CinCH
Citizen Engagement
Citizens Advice Shropshire
CJD Support Network
Climbing Out
Confide Counselling Service
Consultant

Continence Service
Craven Arms (Age UK) Thursday Centre
Craven Arms Good Neighbours
Creative Inspiration Shropshire CIC
Cricket Federation for People with Disabilities (C.F.P.D)
Crossroads Together
Crowsmill Craft Centre CIC
Cruse Bereavement Care
DASH
Deaf Direct
Derwen College
Designs in Mind
Disabled Holiday Information
Dog Aid
Empathy for Special Children
Energize Shropshire, Telford & Wrekin
Enterprise Education Alliance LTD
Enterprise South West Shropshire
Fairness, Respect, Equality Shropshire (FREsh) LTD
Fairshare Credit Union
First Much Wenlock Brownies
Foodbank PLUS (Barnabas Community Projects)
Fordhall Community Land Initiative
Friends of the Flaxmill Maltings
Gender Matters
Girlguiding Shropshire
Girlguiding Shropshire
Green Shropshire Xchange
Grove Connex
Headway Shropshire
Healthwatch Shropshire
Healthy Friendships
Heart Support Group - Ludlow & District
Hereford Diocese
Home-Start Shropshire
Hope House Children's Hospices
Hope Initiatives
House on Crutches Museum Collection Trust
Housing Young People in Shrewsbury
Impact Alcohol & Addictions Services
Kaleidoscope
Landau Limited
Light Foot Enterprises
Lingen Davies Cancer Fund
LLanymynech Village Hall
Ludlow Assembly Rooms
Lyneal Trust
Macmillan
Marches Energy Agency
Marches Housing and Charitable Trust

Market Drayton Community Enterprise
Market Drayton Senior Citizens Forum
Mediation Works
Men in Sheds In Shropshire
Mencap Market Drayton
Minsterley Good Neighbours
MRE Unlocking Enterprise
MS Society
Much Wenlock Community Computers
Much Wenlock Forester Charitable Trust
Mythstories
NewStart Networks CIC
North Salop Wheelers
North Shrewsbury Friendly Neighbours
North Shropshire Furniture Scheme
Open Harmony
Oswestry & District Sports Council
Oswestry Community Action & Qube
Oswestry Heritage Forum
Oswestry Musical Theatre Company
Oswestry Town Museum
Oswestry Youth Cafe
Parents and Carers Council (PACC)
Parkinson's UK Shrewsbury Branch
People2People CIC
Peoples' Alliance For Ludlow
Perry Riding for the Disabled
Phoenix Centre Management CIC
Picklescott Village Hall
Polish Centre Shrewsbury CIC
Pontesbury Practice Patients Participation Group
Pontesbury Project
Porch (Portland community hub)
Pre-school Learning Alliance Shropshire
Prime Resolution
Radbrook Community Association
Radbrook Community Association
Rainbow Film Festival (LGBT Contact)
RAWM
Refuge
Relate/Green Oak Foundation
REMAP Shropshire
Retired
Riding for the Disabled (Baschurch Group)
Riding for the Disabled (Oswestry & Newtown Group)
Riding for the Disabled (Wolverhampton & East Shropshire Group)
Royal Air Forces Association Shrewsbury Branch
Royal British Legion
Royal Voluntary Service
Samaritans

SAND: Safe Ageing No Discrimination
Scout Association
Scrappies
SEEDs (Survivors Empowering Educating Domestic Abuse Survivors)
Senior Citizens Forum
Severn Centre Trust LTD
Severn Valley Mindfulness LTD
Shopmobility Shrewsbury
Shrewbury Town in the Community
Shrewsbury Children's Bookfest
Shrewsbury Christian Centre Association (The Shrewsbury Ark)
Shrewsbury Dial a Ride
Shrewsbury Furniture Scheme
Shrewsbury Hard of Hearing Group
Shrewsbury Homes for All
Shropshire & Mid-Wales Fertility Centre
Shropshire Autistic Supporters
Shropshire Borders Scouts
Shropshire Cat Rescue
Shropshire Cerebral Palsy Society
Shropshire Community Transport Consortium
Shropshire Cruse Bereavement Care
Shropshire Deaf and Hard of Hearing Forum
Shropshire Disability Network
Shropshire Football Association
Shropshire Heritage Forum
Shropshire Housing Alliance
Shropshire Housing Support Group
Shropshire Independent Advocacy Service (SIAS)
Shropshire Insight Group
Shropshire Languages Society
Shropshire MIND
Shropshire Older People's Assembly
Shropshire Partners in Care Ltd
Shropshire Peer Counselling & Advocacy Service
Shropshire Providers Consortium
Shropshire RCC (Community Council of Shropshire)
Shropshire Riding for the Disabled
Shropshire Rural Support
Shropshire Seniors
Shropshire Seniors Forums
Shropshire Wheelchair Users Group
Shropshire Wildlife Trust
Shropshire Youth Association
Shropshire Youth Theatre
Shropshire/Montgomery Branch International Tree Foundation
Sight Loss Shropshire
Signal
Smallwoods
Sophie Thorne Shrewsbury Arthritis Care Group

South Shropshire Furniture Scheme
South Shropshire Youth Forum
Sova Staffordshire & Shropshire Young People Project
SSAFA Shropshire
Stapleton Village Hall
Stretton Climate Care
Taking Part
Talking2Minds
The Albrighton Trust
The Friendly Transport Service
The Green Oak Foundation
The Hive
The New Saints FC Community Foundation
The Sea Change Trust
The Roy Fletcher Centre
The Sequal Trust
The Shrewsbury Ark
The Strettons Mayfair Trust/Mayfair Community Centre
The Strettons Mayfair Trust/Mayfair Community Centre
Through the Doorway to Healthy Living
Tickwood Care Farm
Transhouse
Trefonen Hertiage Group
Trefonen Playing Field Association
Trefonen, Treflach and Nantmawr Village Design Statement
Trident Reach
Trustee of Age UK STW/Impact/A4U/Healthwatch T&W
Victim Support
VISS Sign Language Interpreting Service Ltd
Visual Art Network, VAN Gallery
Voluntary Sector Mental Health Forum of Shropshire and Telford & Wrekin
Volunteer Reading Help
WARA also Board member STAR
Wave-length CIC
Wem Town Hall Community Trust
West Mercia Women's Aid
West Shropshire Talking Newspaper
West Shropshire Talking Newspaper for the Blind
Wheels to Work
Worker's Education Association (WEA)
Working4Me CIC
Wyldwoods CIC
YSS
Zest for Life
Sport and Art in the Community (SpArC) South West Shropshire
Headway Shropshire
Hands Together Ludlow
Ludlow Assembly Rooms
The Movement Centre
Shrewsbury Town in the Community

Smallwoods
 Contact the Elderley
 Signal
 Whitchurch Men in Sheds
 Crane Quality Counselling
 Livability
 Sustainable Transport Shropshire
 Arts Connection - Cyswllt Celf
 Inspire Support

Evidence used for screening of the service change

The evidence used to inform the proposal to extend and vary/amend the Order includes data in the form of an evaluation report covering the period of 01.04.2020 – 31.03.2023 of incidents recorded by Team Shrewsbury and police data along with a summary of the enforcement actions undertaken under the Order for the period 01.04.2020 – 31.03.2023.

An extract of the data from these reports is produced below:

ANALYSIS OF DATA - PSPO CONDITIONS

- a) **No person shall urinate or defecate in a public area not being a facility intended for such use.**

INCIDENT TYPE: URINATING/DEFACATING	01/04/2020 – 31/03/2021	01/04/2021 – 31/03/2022	01/04/2022 – 31/03/2023
Team Shrewsbury	57	113	103
West Mercia Police	n/a	2	0

- b) **No person shall, for any duration of time, leave unattended in a public area any personal effects or belongings or any other material or paraphernalia including anything that may be considered discarded or waste material.**

INCIDENT TYPE	01/04/2020 – 31/03/2021	01/04/2021 – 31/03/2022	01/04/2022 – 31/03/2023
Personal Belongings	18	31	13
Alcohol Litter	115	81	120
Drug Litter	76	124	272
Fly Tipping/Littering	51	128	299
Total	260	364	704

Supporting Data: West Mercia Police

KEYWORD SEARCH – INCIDENT REPORT	01/04/2020 – 31/03/2021	01/04/2021 – 31/03/2022	01/04/2022 – 31/03/2023

Belongings	n/a	10	12
Litter/Rubbish/Vomit	n/a	11	13
Total	n/a	21	25

- c) **No person shall refuse to stop drinking alcohol or hand over any containers (sealed or unsealed) which are believed to contain alcohol, when required to do so by an authorised officer, provided that officer has reason to believe that that person is causing or is likely to cause nuisance, alarm, harassment or distress to any other person.**

INCIDENT TYPE	01/04/2020 – 31/03/2021	01/04/2021 – 31/03/2022	01/04/2022 – 31/03/2023
Alcohol Related Incidents	32	78	362
Alcohol Litter	115	81	120
Total	147	159	482

Supporting Data: West Mercia Police

KEYWORD SEARCH – INCIDENT REPORT	01/04/2020 – 31/03/2021	01/04/2021 – 31/03/2022	01/04/2022 – 31/03/2023
Alcohol/Drinking/Drunk	n/a	267	250

- d) **No person shall refuse to disperse from a public area and not to return to that public area for 48 hours when required to do so by an authorised officer, provided that officer has reason to believe that that person is causing or likely to cause nuisance, alarm, harassment or distress to any other person.**

All reporting categories can be considered relevant to this particular condition. However, it should be recognised that certain issues such as drug misuse, drug dealing, littering and dog fouling will potentially be dealt with via more appropriate and effective primary legislation.

INCIDENT TYPE	01/04/2020 – 31/03/2021	01/04/2021 – 31/03/2022	01/04/2022 – 31/03/2023	TOTAL	3 YR % CHANGE
Alcohol litter	115	81	120	316	4% increase
Alcohol related	32	78	362	472	1031% increase
Aggressive begging	0	0	5	5	-
Begging	2	1	34	37	1600% increase
Nuisance busking	0	0	26	26	-
Congregation	32	169	422	623	1219% increase
Damage/Arson	47	85	150	282	219% increase
Dog control	6	6	18	30	200% increase
Dog fouling	4	52	25	81	525% increase
Drug litter	76	124	272	472	258% increase
Drug misuse	44	63	329	436	648% increase
Drug dealing	15	17	58	90	287% increase
Urinating/Defecating	57	113	103	273	81% increase
Fly tipping/Littering	51	128	299	478	486% increase

Personal items left	18	31	13	62	28% decrease
Graffiti	14	10	32	56	128% increase
Suspicious behaviour	11	53	139	203	1164% increase
Grand Total	524	1011	2407	3942	359% increase

Supporting Data: West Mercia Police

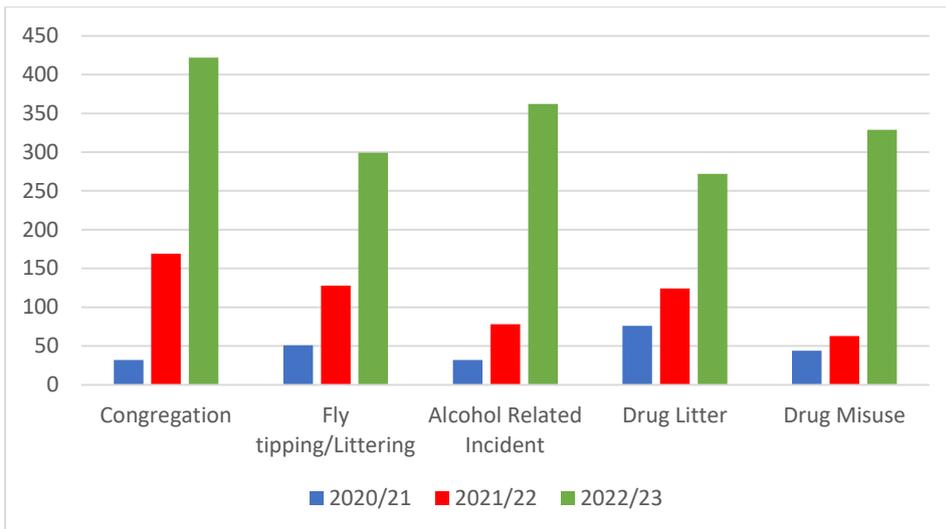
KEYWORD SEARCH – INCIDENT REPORT	01/04/2020 – 31/03/2021	01/04/2021 – 31/03/2022	01/04/2022 – 31/03/2023
Alcohol/Drinking/Drunk	n/a	267	250
Drugs/Cannabis	n/a	124	77
Begging	n/a	8	4
Belongings	n/a	10	12
Busking/Busker	n/a	0	2
Damage	n/a	58	51
Dog	n/a	37	45
Graffiti	n/a	3	1
Litter/Rubbish/Vomit	n/a	11	13
Urinating/Defecating	n/a	2	0
Total	n/a	520	455

Supporting Data: Shropshire Council

NOISE COMPLAINT	01/04/2020 – 31/03/2021	01/04/2021 – 31/03/2022	01/04/2022 – 31/03/2023
Busking	8	15	18

KEY FINDINGS

The graph below identifies the top 5 incident types generating the highest number of reports during the review period.



In comparison to the previous 3 years, congregation and fly tipping/littering have replaced damage/arsen and alcohol litter within the top 5 incident types.

As outlined previously, several factors limit the accuracy of 3-year trends, however some headline figures are provided below.

- **Begging** has recorded the greatest increase since 2020/21; however, numbers recorded remain significantly lower in comparison to other incident types.
- **Congregation** recorded a significant increase during the review period, and also recorded the highest number of incidents in both 2021/22 and 2022/23.
- **Personal Items Left** is the only incident type to record a decrease since 2020/21. During the review period Team Shrewsbury added an additional category to the dataset; 'Personal Items – Removed' however these figures have not been included within the report due to data quality issues and a lack of comparable figures.

PROPOSED ADDITIONAL CONDITIONS

The following additions to the current PSPO have been proposed in order to tackle ongoing issues linked to Anti-Social Behaviour in Shrewsbury Town Centre:

1. To include a wider enabling provision to require a person to stop sitting or lying within the area if causing anti-social behaviour i.e. - 'No person, who is sitting or lying on any footpath or pedestrian area or in any fire escape, stairway or other entrance or exit to any premises within the protected area, shall refuse to move when required to do so by an authorised officer, provided that officer has reason to believe that that person is causing or likely to cause nuisance, alarm, harassment or distress to any other person or in order to prevent public disorder.'
2. To include a wider enabling provision to require a person to leave a public toilet if causing antisocial behaviour namely - 'No person shall refuse to leave a public toilet when required to do so by an authorised officer, provided that officer has reason to believe that that

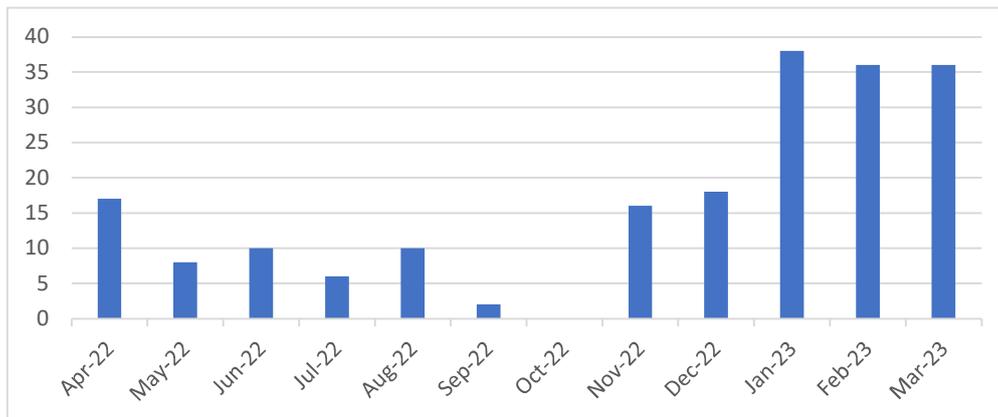
person is causing or likely to cause nuisance, alarm, harassment or distress to any other person or in order to prevent public disorder.’

3. To include a wider enabling provision to require a person to stop using a sound amplifier if causing anti-social behaviour namely - “No person shall refuse to stop using a device intended to amplify sound when required to do so by an authorised officer, provided that officer has reason to believe that that person is causing or likely to cause nuisance, alarm, harassment or distress to any other person or in order to prevent public disorder.’

Datasets covering the previous 12-month period (01 April 2022 – 31 March 2023) have been reviewed to assist in identifying current levels of anti-social behaviour linked to the issues outlined above, and in order to establish a baseline moving forward.

Keywords have been used to extract relevant incidents from the data collected by Team Shrewsbury:

- 197 incident reports contained the word ‘toilet’ in the location field; this represents 8% of all reports. The highest number of incidents referred to drug related issues. See below for a breakdown per month.



- In relation to busking incidents, only 1 report contained the word ‘amplifier’ within the incident detail (January 2023). However, 26 nuisance busking incidents were recorded in total during 2022/23; and of note, no reports had been logged the 2 years previous. 18 reports were also recorded by Shropshire Council in relation to busking, and 2 were logged by West Mercia Police. Of the 18 reports to Shropshire Council, 11 referred to the use of an amplifier/amplified sound.

Team Shrewsbury have added an additional reporting category to capture individuals sitting or lying within an area, and data will be recorded from 1st April 2023.

Keyword searches conducted on incident reports recorded by West Mercia Police indicate potential data that could be considered in order to monitor the proposed additional categories. However, further incident detail would be required in order to establish whether reports refer to anti-social behaviour, and specifically relate to the conditions detailed within the PSPO. See below for keyword search findings for the period 1st April 2022 – 31st March 2023.

Keyword	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Totals
Asleep	2	0	0	1	1	0	1	1	2	1	1	0	10
Bed	11	6	2	9	8	12	4	3	3	4	10	3	75
Blocked	0	2	0	0	1	2	0	2	2	0	0	0	9
Blocking	4	2	1	3	2	4	5	3	1	0	1	0	26
Campe	0	0	0	0	0	0	0	0	0	0	0	0	0
Collapsed	0	1	2	0	3	0	1	0	1	0	1	0	9
Doorway	2	1	0	0	0	4	3	4	1	2	1	0	18
Lay	35	13	9	8	18	9	15	13	17	21	7	19	184
Obstructed	0	0	0	0	0	0	0	0	0	0	0	0	0
Obstructing	0	0	0	0	0	1	0	0	0	0	0	0	1
Sat	16	11	6	7	16	11	4	10	6	5	9	7	108
Sitting	2	2	5	0	2	1	1	1	2	1	2	2	21
Sleeping	3	2	1	2	1	2	7	5	3	1	0	3	30
Slumped	0	0	2	0	1	0	0	0	0	0	1	0	4

A more detailed search of OIS incidents covering the period 05/02/2022 – 27/02/2023 identified 91 individuals lying/sitting in the street or in doorways, causing nuisance. 32 reports were made by members of the public, and particularly businesses in the town centre.

In addition, during the period 18/08/2022 – 04/04/2023, 180 individuals were identified sitting or lying on the floor. This information has been collated via officer observations linked to an ASB Risk Management Plan for the town centre. Of note, incidents have been more routinely recorded as of February 2023 and figures will be more accurate moving forward.

In addition to this data, the enforcement actions undertaken under the Order are as follows:

1st April 2020 to 31st March 2021

1 requirement reported
2 offences (returning to the restricted area) reported.

All these incidents related to one individual who was issued with a warning and there have been no further breaches by this individual.

1st April 2021 to 31st March 2022

8 requirements reported.
12 offences reported of which:

- 8 for leaving personal effects unattended
- 1 for returning to the restricted area
- 2 for urinating in a public place
- 1 for refusing to leave the restricted area

Of the 12 offences:

- 5 were issued with a written warning.
- 7 resulted in NFA (no further action) - unable to serve a warning notice (x4); lack of evidence (x2); matter deemed not to be an offence (x1).

1st April 2022 to 31st March 2023

21 offences reported of which:

- 5 for urinating in a public place,
- 4 for refusing to leave the restricted area,
- 2 for leaving personal effects unattended,
- 6 for returning to the restricted area,
- 3 for refusing to stop drinking when asked,
- 1 for failing to hand over alcohol when asked.

75 requirements reported.

Of the 21 offences:

- 2 written warnings were issued.
- 11 were closed due to lack of police evidence.
- 2 were closed as defendant relocated away from Shropshire (untraceable).
- 3 NFA - to administrative error (x2), not in public place (x1).
- 2 FPNs issued (not paid – ongoing investigation).
- 1 ongoing (enquiries being made).

Specific consultation and engagement with intended audiences and target groups for the service change

A public consultation was undertaken between the 3 April 2023 and 14 May 2023. The consultation was placed on the Council's website and a copy of the Order included for consultees information along with a description of the proposed additional requirements and the power to authorise other persons. The consultation posed a number of questions to consultees as follows:

1. Do you believe the existing order should be extended for three years. Please provide any further information to help justify your response.
2. Do you think the existing PSPO has helped to reduce instances of anti-social behaviour. Please provide any further information to help justify your response.
3. Do you think the existing PSPO should be amended to include any of the proposed new provisions. Please state which, if any, of the 4 provisions should be included and provide any further information to help justify your response.
4. Please state whether you are a resident of Shrewsbury Town centre, a Town centre business owner, an employee in the Town centre or a visitor.

A number of consultees were informed directly via email of the consultation and the voluntary sector was informed via a news update sent by the Councils Feedback and Insight Team with a reminder sent out via the VCSA social media account on the 24 April 2023.

In response to the consultation a number of responses were received, a summary of which has been included below:

Summary of Comments (excluding Police Comments)

Respondents in favour of renewing the PSPO: **65 (100%)**

Respondents who believe the PSPO has been effective/ineffective/Not commented:
27 (41%) / 20 (31%) / 18 (28%)

Summary of those in favour of the following additional measures:

To extend the persons able to enforce the PSPO to ‘any person authorised by Shropshire Council’:
45 (69%)

Provision to require a person to stop sitting or lying within the area if causing anti-social behaviour: **48 (74%)**

Provision to require a person to leave a public toilet if causing anti-social behaviour:
44 (68%)

Provision to require a person to stop using a sound amplifier if causing anti-social behaviour
46 (71%)

Source of respondents

	<u>Town Centre Residents</u>	<u>Town Centre Business Owners</u>	<u>Town centre worker</u>	<u>Shrewsbury Resident</u>	<u>Visitor</u>	<u>Other</u>	<u>Total</u>
<u>Number of Respondents (%)</u>	12 (18%)	29 (45%)	16 (25%)	2 (3%)	1 (2%)	5 (7%)	65 (100%)

In addition to the above the police have provided an in depth response to the consultation as follows:

POLICE RESPONSE

Shropshire Police and the Shrewsbury Safer Neighbourhood Team in particular very much support the renewal of the Shrewsbury town centre Public Space Protection Order and would like to see additional conditions and increased enforcement.

Since its inception in 2017 the PSPO has proven itself to be a vital tool to deal with antisocial behaviour in the town centre, with 330 notices (as of 4 May 2023) issued by police, either to make a requirement to prevent ASB, or to report someone for contravening the PSPO's prohibitions.

To support the renewal of the existing terms, the breakdown of the instances where officers have made requirements and/or reported individuals for offences is set out below.

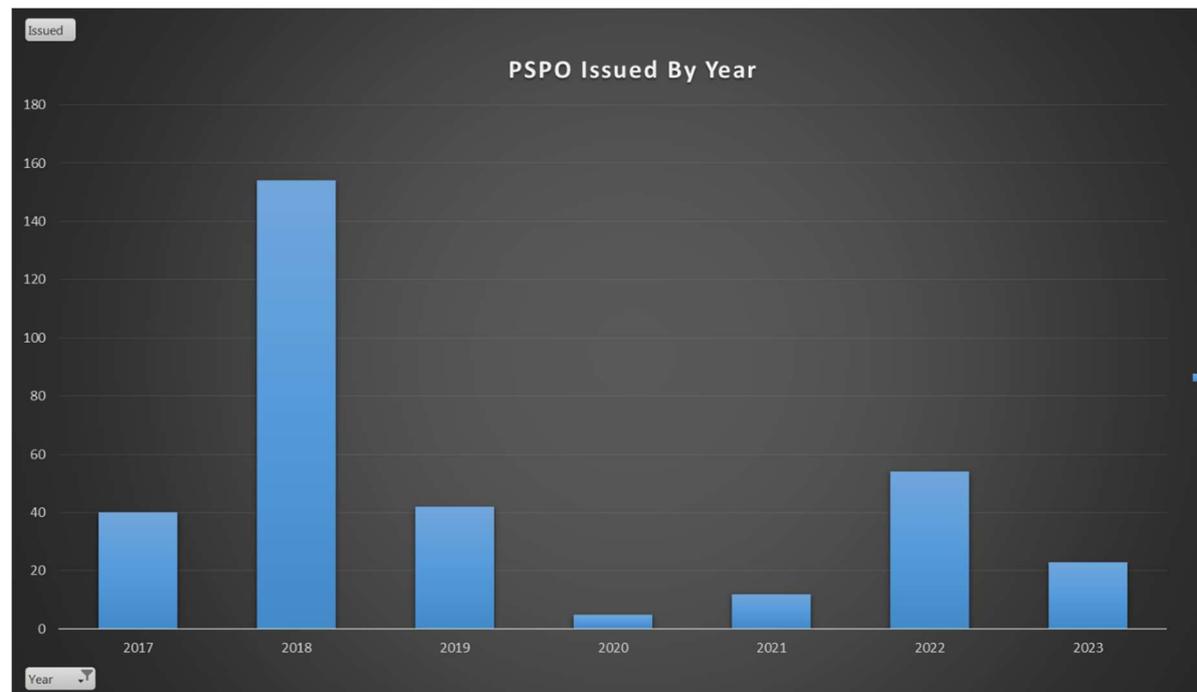
Requirement	Issued
Leave any restricted area for 48 hours	232
Cease drinking alcohol	24
Hand over any alcohol	8
Grand Total	264

Offence	Issued
Left personal effects unattended	42
Returned to restricted area within 48 hrs when asked not to return	21
Refused to leave restricted area for 48 hours when asked to leave	18
Urinating / defecating in public where no facility available	9
Refused to hand over any alcohol	3
Refused to Stop Drinking Alcohol	3
Grand Total	96

(A number of the 330 PCRs issued document both requirements and offences, hence the disparity in the totals).

The ASB the PSPO addresses is relatively low-level but, as seen from the number of calls police receive about it, causes significant distress to members of the public using the town centre, and to town centre businesses alike. People often report that they find the behaviour of an antisocial minority in the town centre intimidating. The sight of intoxicated people slumped on the pavement or in shop doorways in the historic centre of town also gives a negative impression to visitors.

Since the end of the pandemic there has been a marked increase in reports of ASB in the town centre, with reports of people drinking to excess in the street, using drugs, begging and behaving in a disorderly manner. This is reflected by the number of PCRs issued by police (see graph below).



There are few other powers available to police to deal with this behaviour other than using the PSPO. For example, dispersal powers under Section 34 of the Anti-Social Behaviour, Crime and Policing Act 2014 can only be authorised for a maximum of 48 hours. The Vagrancy Act is antiquated and no longer fit for purpose. Criminal Behaviour Orders are only available on conviction for offences and require a great deal of supporting evidence to be gathered. Offences of drunk and disorderly or public order offences are often not made out.

The PSPO's terms, and its proposed amendments, allow officers to make requirements to change behaviour before it becomes criminal, a proportionate response.

To that end, police would like to see a further condition added to the PSPO, namely:

No person, who is sitting or lying on any footpath or pedestrian area or in any fire escape, stairway or other entrance or exit to any premises within the protected area, shall refuse to move when required to do so by an authorised officer, provided that officer has reason to believe that that person is causing or likely to cause nuisance, alarm, harassment or distress to any other person or in order to prevent public disorder.

The general prohibition 3(d) of the PSPO needs to be supplemented by the above, to set out specifically a type of behaviour which is considered to be antisocial and unacceptable.

Police have had a large number of calls from the public and businesses about this behaviour, and we have witnessed it ourselves on our patrols, as evidenced below.

The first table at the end of this report has been produced from calls made to West Mercia Police from members of the public, usually the shop owners, who have reported people lying on the street and within their doorways. This data may be an underestimate because a log may not always have been created by the police control room call-taker.

The second table at the end of this report is a summary of what has been seen by police officers and PCSOs while on patrol in the town centre. Since February 2023 the town centre SNT has been making a specific note of the numbers of people in order to respond to the PSPO consultation. Before February 2023 the numbers were those recorded in the course of updating the town centre ASB risk management plan.

From 05/02/2022 to 27/02/2023 91 people were reported by members of the public as sitting or lying on the ground in the town centre causing nuisance.

Between 18/08/2022 and 04/04/2023 police recorded 180 people sitting or lying on the floor in an antisocial way suitable for recording on an ASB RMP.

There are plenty of benches available throughout the town centre for people who want to sit or lie down and this is far preferable to having people obstructing pavements, shop doorways and fire escapes etc.

There is a concern that this additional condition would disproportionately affect rough sleepers. However, compared to the number of people sitting or lying and blocking shop doorways and so on, the number of rough sleepers in Shrewsbury is thankfully very small. As of the last Homeless Outreach Street Triage meeting on 24 April 2023, there were only eight people recorded as sleeping rough in Shrewsbury town centre. There is a great deal of support in place for these individuals, from The Ark, to 70 Castle Foregate, to the £1.4m Shropshire Council has secured to fund their Reset Project.

The police would also like to see an expansion in those who are authorised to issue PCRs, to include the Town Rangers employed by the Business Improvement District, and the Quarry Park security staff employed by Shrewsbury Town Council. These are SIA approved security professionals tasked to deal with the low-level ASB the PSPO is designed to address and it is appropriate that they have these powers. BID funded town rangers use these powers successfully in other towns, Weymouth in Devon being one example.

When the PSPO was introduced, a memorandum of understanding was agreed between the then Police Command Team for Shropshire and Shropshire Council whereby police officers and PCSOs would be responsible for issuing the PCRs and Shropshire Council would be the prosecuting agency.

Police would like to revisit the MOU such that Shropshire Council enforcement officers share responsibility for issuing PCRs with the police, Town Rangers and Quarry Security. The MOU was agreed in the expectation that issuing a PCR would result in confrontation with the person being dealt with, something which would be more appropriate for the police to deal with. However we have found that in the vast majority of cases, issuing a PCR doesn't result in confrontation. Issuing a PCR therefore doesn't present any more risk to a council civil enforcement officer than issuing a parking ticket for example. We believe that in many circumstances the police may not be the most appropriate agency to deal with breaches of the PSPO. This would especially be the case should the proposed additional condition in relation to sound amplification is accepted as noise nuisance has always been dealt with by Shropshire Council Environmental Protection.

Police also feel that the resources Shropshire Council put into prosecuting breaches of the PSPO needs to be increased. This will be especially important if the number of individuals empowered to issue PCRs increases. We understand that the number of prosecutions for breaches of the PSPO since 2017 is in single figures. There is a risk that the effectiveness of the PSPO will be undermined if those who breach it do not face any consequences for their antisocial behaviour.

Police also support the additional provisions in relation to public toilets requested by Shrewsbury Town Council, and in relation to amplified sound requested by the Business Improvement District. These partners are best placed to evidence the requirement for these additions.

Calls to police from members of the public reporting people sitting or lying on the floor in the town centre causing nuisance.

Incident Reference	Incident Date	Location	Incident Details	Number of People
00135_I_05022022	05/02/2022	DARWIN SHOPPING CENTRE, GRAPE TREE, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1PL	MALE ROUGH SLEEPING IN FRONT OF THE MAIN ENTRANCE, WE ARE ABOUT TO OPEN - WE HAVE SPOKEN TO HIM AND HE IS REFUSING TO MOVE, NOT SURE WHO IT IS - THEY ARE WRAPPED UP IN THEIR SLEEPING BAG	1
00077_I_08022022	08/02/2022	17 - 19 PRINCESS HOUSE, JOBCENTRE PLUS, THE SQUARE, SHREWSBURY, SHROPSHIRE, SY1 1YA	we have a homeless person asleep in the door of the job centre we have tried to get him to move on but not responding to us, he is breathing but won't move we have never had someone sleep in the doorway	1
00482_I_16032022	16/03/2022	MARKET STREET, SHREWSBURY, SHROPSHIRE, SY1 1HF	STARBUCKS - THERE IS ABOUT 7 OR 8 HOMELESS PEOPLE DIRECTLY OUTSIDE THE STORE, THEY ARE BEING REALLY LOUD AND ARE DISTRACTING TO	8

			CUSTOMERS AND MAKING STAFF FEEL UNEASEY THEY ARE SAT AND STANDING, HAVE BEEN THERE MOST OF THE AFTERNOON	
00084_I_21052022	21/05/2022	ROAD AT REAR OF MULTISTOREY CAR PARK OFF RAVEN MEADOWS, SHREWSBURY, SHROPSHIRE, SY1 1PJ	Drug use and being violent - 4/5 people sat in a door way using drugs. They're shouting at each other and becoming violent towards eachother and shouting at eachother. No descriptions as walked past quick.	5
00177_I_21052022	21/05/2022	RIVERSIDE MALL, SHREWSBURY, SHROPSHIRE, SY1 1PJ	ROUGH SLEEPER - BLOCKING A FIRE ESCAPE - ASKED TO MOVE AND HAS NOT - A LOT OF DISCARDED NEEDLES BY HIM.	1
00510_I_07072022	07/07/2022	SHREWSBURY RAILWAY STATION, CASTLE FOREGATE, SHREWSBURY, SHROPSHIRE, SY1 2DQ	we have had a text - saying that there is a female lying across the path - outside the railway station	1
00503_I_30072022	30/07/2022	1 THE HOLE IN THE WALL, SHOPLATCH, SHREWSBURY, SHROPSHIRE, SY1 1HF	THERE IS AN ONGOING ISSUE WITH DRUG USUERS USING OUR DOOR WAY - THEY ARE LEAVING NEEDLES. THERE ARE 2 ALLYWAYS EITHER SIDE WITHOUT CCTV AND THEY ARE DOING THIS EVERYDAY. WE CANT HAVE OUR DOORS OPEN AS THEY ARE ALWAYS THERE BLOCKING THE DOOR	2

00198_I_05082022	05/08/2022	SANTANDER UK PLC, CROWN HOUSE, GROUND FLOOR SHOP UNIT, ST MARYS STREET, SHREWSBURY, SHROPSHIRE, SY1 1EU	SANTANDER - I cant move male, he is fast asleep. I think hes homeless. He has been here about half an hour. Im unable to wake him up, he is breathing.	1
00402_I_16082022	16/08/2022	STARBUCKS COFFEE CO (UK) LTD, 25 - 26, THE SQUARE, SHREWSBURY, SHROPSHIRE, SY1 1JZ	There are 4 homeless men sat outside they have been there since 6am in the morning - they have been taking something and seem very out of it, they are opposite the bus stop.	4
00503_I_17082022	17/08/2022	STARBUCKS COFFEE CO (UK) LTD, 25 - 26, THE SQUARE, SHREWSBURY, SHROPSHIRE, SY1 1JZ	I am calling from Starbuck Market Square in town Centre, we have called a few times today about the homeless people outside. We were told there would be someone to move them on but no ones been. They are sat on our property.	6
00429_I_20082022	20/08/2022	NATIONAL WESTMINSTER BANK, 8, MARDOL HEAD, SHREWSBURY, SHROPSHIRE, SY1 1HE	ONGOING INCIDENT - THERE IS AN ENTRANCE INTO THE BANK AND THERE IS AN ATM - THERE ARE AT LEAST HOMELESS HANGING IN THERE DRINKING AND MAKING A NOISE IF ITS ANYTHING LIKE LAST WEEK THEY WILL BE SLEEPING IN THERE TOO	4
00077_I_25082022	25/08/2022	27 PRIDE HILL HOUSE, 1, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DP	THERE ARE 6 YOUNG PEOPLE WHO SEEM TO BE DRUNK, THEY ARE LYING DOWN ON THE FLOOR, URINATING AND SHOUTING	6

00732_I_31082022	31/08/2022	STARBUCKS COFFEE CO (UK) LTD, 25 - 26, THE SQUARE, SHREWSBURY, SHROPSHIRE, SY1 1JZ	There is a homeless male sat outside the shop, he has been there for sometime and is quite well known within the town centre. He is becoming abusive to customers, shouting abuse at them as they walk past - i have had a few complaints about him now	1
00156_I_01092022	01/09/2022	26, SHOPLATCH, SHREWSBURY, SHROPSHIRE, SY1 1HS	ASB OUTSIDE BLACKS 7 PEOPLE, 2 FEMALES 5 MALES SAT ON FLOOR DRINKING ALCOHOL IN ALCOHOL FREE AREA AND SWEARING LOUDLY	7
00251_I_03092022	03/09/2022	MARDOL HEAD, SHREWSBURY, SHROPSHIRE, SY1 1PZ	went to shrews this morning and wanted to go to natwest bank, people sat in the doorway	1
00708_I_03092022	03/09/2022	NATIONAL WESTMINSTER BANK, 8, MARDOL HEAD, SHREWSBURY, SHROPSHIRE, SY1 1HE	Homeless people are blocking the cash point. They are doing drugs, getting drunk and stopping people	4
00185_I_12092022	12/09/2022	GREGGS, 27, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DP	We have homeless people causing havoc outside here - . One in a padded jacket is going up to people , flailing his arms , shouting and swearing - They are sitting and arguing People are getting intimidated and worried	4

00182_I_17092022	17/09/2022	STARBUCKS COFFEE CO (UK) LTD, 25 - 26, THE SQUARE, SHREWSBURY, SHROPSHIRE, SY1 1JZ	2 homeless people os i have been advised by the local officer to keep reporting this, they are not doing anything , similar looking, f5 5 shaved heads, both male - sleeping in a sleeping bag. uk the officers name who has advised to keep calling this in	2
00841_I_20092022	20/09/2022	ASHLEYS WINE BAR LTD, 9, SHOPLATCH, SHREWSBURY, SHROPSHIRE, SY1 1HF	There are rough sleepers in my doorways. the bar is closed at the moment They urinate in the doorways	4
00515_I_22092022	22/09/2022	GREGGS, 27, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DP	i have 8 homeless people blocking the door way - one has a asbo he is not allowed in the town	8
00180_I_25092022	25/09/2022	STARBUCKS COFFEE CO (UK) LTD, 25 - 26, THE SQUARE, SHREWSBURY, SHROPSHIRE, SY1 1JZ	starbucks shrewsbury - rough sleeper in the doorway - we open in 10 minutes - he wont move - not being agressive - he will be obstructing customers i cant open until he moves	1
00186_I_28092022	28/09/2022	2A, COFFEE HOUSE PASSAGE, THE SQUARE, SHREWSBURY, SHROPSHIRE, SY1 1LH	THERE IS A BLOKE IN THE DOORWAY WHO IS REFUSING TO MOVE - I CANNOT GET ONTO MY BUILDING -	1
00045_I_06102022	06/10/2022	GREGGS, 27, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DP	HOMELESS MALE WHO IS BANNED FROM BEING HERE- HES SLEEPING INFRONT OF THE DOORWAY BLOCKING IT YOUNG 16 YEAR OLD GIRL TRYING TO GET INTO WORK, NOT FAIR ON HER ALL THE TIME	1

			OFFICERS SAID TO CALL IF HE CAME BACK	
00593_I_07102022	07/10/2022	THE YORKSHIRE HOUSE, ST MARYS PLACE, SHREWSBURY, SHROPSHIRE, SY1 1DX	bald male - i am guessign he is homeless he is outside has a lot of belongings seems aggitated he hs spread his stuff all over the pavement near the church	1
00178_I_18102022	18/10/2022	STARBUCKS COFFEE CO (UK) LTD, 25 - 26, THE SQUARE, SHREWSBURY, SHROPSHIRE, SY1 1JZ	IM A MANAGER AT STARBUCKS, THERES A FEW HOMELESS OS. NORMALLY THEYRE OK. BUT THERES ONE MALE JUST SAT SHOUTING AND SWEARING AT THE PUBLIC. WOULDNT NORMALLY CALL BUT HES BEING VERY VERBALLY ABUSIVE	1
00128_I_19102022	19/10/2022	SANTANDER UK PLC, 2, ST MARYS STREET, SHREWSBURY, SHROPSHIRE, SY1 1EU	We have got homeless people of the back by the fire exit, blocking it. It is also not safe to exit the building that way. They are sleeping there and using it as a toilet.	5
00053_I_04112022	04/11/2022	GREGGS, 27, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DP	HOMELESS COUPLE BLOCKING THE FRONT DOOR TO THE STORE - HE IS INTOXICATED AND URINATED ON THE DOORSTEP OF THE PREMISES	2
00239_I_20112022	20/11/2022	10, TOWN WALLS, SHREWSBURY, SHROPSHIRE, SY1 1TW	PRIVATE CARPARK BEHIND MY HOME - MALE IS ROUGH SLEEPING IN VEH FOR FEW DAYS - YESTERDAY AND TODAY IVE SEEN MALE NAKED FROM WAIST	1

			DOWN - AGED APPROX 50YRS - WHITE MALE - VEH VRN LT51LLT RED SUZIKI - MALE UNK	
00100_I_30122022	30/12/2022	46 - 47, HIGH STREET, SHREWSBURY, SHROPSHIRE, SY1 1ST	**HALON** 2 MALE ROUGH SLEEPERS IN THE DOORWAY	2
00128_I_05012023	05/01/2023	14 - 15, HIGH STREET, SHREWSBURY, SHROPSHIRE, SY1 1SP	THE WHITE STUFF - THERE ARE CURRENTLY TWO MALES ACROSS THE FRONT OF THE DOORWAY TO THE SHOP, ONE HAS A SYRINGE IN HIS HAND, BOTH ARE SEMI CONCIOUS, THEY ARE BREATHING. IVE TRIED TO WAKE THEM UP AND THEY ARENT ENGAGING. THEY AREN'T QUITE WITH IT.	2
00165_I_23012023	23/01/2023	PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1HD	TWO HOMELESS PERSONS ASLEEP IN A DOORWAY OF BEAUTY INBOX, I AM CONCERNED FOR THEIR SAFETY	2
00431_I_27022023	27/02/2023	THE QUARRY, SHREWSBURY, SHROPSHIRE, SY3 8JQ	The Quarry Corner a male is very drunk and trying to cause trouble with people in the park and now he's sat on the floor uncapable of being on his own.	1
			TOTAL - BETWEEN 05/02/2022 & 27/02/2023	91

People seen sitting or lying on the floor by police on patrol in the town centre.

Date (Between 18/08/2022 and 31/03/2023)	Time of Day (24hrs)	Number of People	Location
18/08/2022	Unknown	8	STARBUCKS COFFEE CO (UK) LTD, 25 - 26, THE SQUARE, SHREWSBURY, SHROPSHIRE, SY1 1JZ
01/07/2022	1030	1	HOLLAND & BARRETT, 48, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DN
02/07/2022	1700	1	TESCO EXPRESS, 24, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DP
04/07/2022	1545	2	PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1HD
06/07/2022	1513	6	TESCO EXPRESS, 24, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DP
09/07/2022	1230	1	PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1HD
12/07/2022	1025	1	TESCO EXPRESS, 24, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DP
13/07/2022	1600	1	PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1HD
14/07/2022	1700	1	TESCO EXPRESS, 24, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DP
18/07/2022	1730	1	LLOYDS TSB BANK PLC, 1, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DG
28/07/2022	1515	1	TESCO EXPRESS, 24, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DP
30/07/2022	1500	1	1 THE HOLE IN THE WALL, SHOPLATCH, SHREWSBURY, SHROPSHIRE, SY1 1HF
06/08/2022	930	1	TESCO EXPRESS, 24, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DP
07/08/2022	1400	1	TESCO EXPRESS, 24, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DP
07/08/2022	1400	1	CASTLE FOREGATE, SHREWSBURY, SHROPSHIRE, SY1 2DJ
18/08/2022	900	3	NATIONAL WESTMINSTER BANK, 8, MARDOL HEAD, SHREWSBURY, SHROPSHIRE, SY1 1HE
21/08/2022	1150	6	MARDOL HEAD, SHREWSBURY, SY1 1HE
05/09/2022	1600	2	STARBUCKS COFFEE CO (UK) LTD, 25 - 26, THE SQUARE, SHREWSBURY, SHROPSHIRE, SY1 1JZ
05/09/2022	1730	3	LLOYDS TSB BANK PLC, 1, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DG
05/09/2022	2115	8	NATIONAL WESTMINSTER BANK, 8, MARDOL HEAD, SHREWSBURY, SHROPSHIRE, SY1 1HE
06/09/2022	1030	2	STARBUCKS COFFEE CO (UK) LTD, 25 - 26, THE SQUARE, SHREWSBURY, SHROPSHIRE, SY1 1JZ
06/09/2022	1055	1	LLOYDS TSB BANK PLC, 1, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DG

11/09/2022	1135	1	PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1HD
13/09/2022	1600	1	PRET A MANGER, PRIDE HILL, SHREWSBURY, SY1 1DB
17/09/2022	1000	2	STARBUCKS COFFEE CO (UK) LTD, 25 - 26, THE SQUARE, SHREWSBURY, SHROPSHIRE, SY1 1JZ
20/09/2022	2000	2	TESCO EXPRESS, 24, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DP
20/09/2022	2000	1	LLOYDS TSB BANK PLC, 1, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DG
25/09/2022	1025	1	STARBUCKS COFFEE CO (UK) LTD, 25 - 26, THE SQUARE, SHREWSBURY, SHROPSHIRE, SY1 1JZ
25/09/2022	1035	2	PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1HD
25/09/2022	1340	3	PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1HD
25/09/2022	1615	5	DARWIN SHOPPING CENTRE, GRAPE TREE, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1PL
06/10/2022	2115	1	CASTLE FOREGATE, SHREWSBURY, SHROPSHIRE, SY1 2DJ
08/10/2022	930	1	MARDOL HEAD, SHREWSBURY, SY1 1HE
08/10/2022	930	1	PRET A MANGER, PRIDE HILL, SHREWSBURY, SY1 1DB
16/10/2022	1000	1	KFC, 7, BARKER STREET, SHREWSBURY, SHROPSHIRE, SY1 1QJ
23/10/2022	1350	2	STARBUCKS COFFEE CO (UK) LTD, 25 - 26, THE SQUARE, SHREWSBURY, SHROPSHIRE, SY1 1JZ
06/11/2022	1130	1	PRET A MANGER, PRIDE HILL, SHREWSBURY, SY1 1DB
19/11/2022	1600	1	STARBUCKS COFFEE CO (UK) LTD, 25 - 26, THE SQUARE, SHREWSBURY, SHROPSHIRE, SY1 1JZ
19/11/2022	1335	1	PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1HD
11/12/2022	1600	1	LLOYDS TSB BANK PLC, 1, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DG
14/12/2022	1650	1	HOLLAND & BARRETT, 48, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DN
19/12/2022	1000	1	MARKS AND SPENCERS, 5 CASTLE STREET, SHREWSBURY, SY1 2BD
19/12/2022	1545	1	MARDOL HEAD, SHREWSBURY, SY1 1HE
21/12/2022	2030	3	TESCO EXPRESS, 24, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DP
30/12/2022	1200	1	PRET A MANGER, PRIDE HILL, SHREWSBURY, SY1 1DB

04/01/2023	1145	1	LLOYDS TSB BANK PLC, 1, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DG
04/01/2023	1300	1	LLOYDS TSB BANK PLC, 1, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DG
04/01/2023	1300	1	PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1HD
08/01/2023	1715	1	LLOYDS TSB BANK PLC, 1, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DG
09/01/2023	1245	2	LLOYDS TSB BANK PLC, 1, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DG
09/01/2023	1700	1	HOLLAND & BARRETT, 48, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DN
09/01/2023	1700	1	1 THE HOLE IN THE WALL, SHOPLATCH, SHREWSBURY, SHROPSHIRE, SY1 1HF
10/01/2023	1000	1	HOLLAND & BARRETT, 48, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DN
10/01/2023	1000	1	LLOYDS TSB BANK PLC, 1, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DG
10/01/2023	1000	1	STARBUCKS COFFEE CO (UK) LTD, 25 - 26, THE SQUARE, SHREWSBURY, SHROPSHIRE, SY1 1JZ
10/01/2023	1600	2	STARBUCKS COFFEE CO (UK) LTD, 25 - 26, THE SQUARE, SHREWSBURY, SHROPSHIRE, SY1 1JZ
12/01/2023	1150	1	STARBUCKS COFFEE CO (UK) LTD, 25 - 26, THE SQUARE, SHREWSBURY, SHROPSHIRE, SY1 1JZ
12/01/2023	1150	1	LLOYDS TSB BANK PLC, 1, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DG
12/01/2023	1150	1	TESCO EXPRESS, 24, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DP
17/01/2023	915	1	LLOYDS TSB BANK PLC, 1, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DG
18/01/2023	1630	3	PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1HD
24/01/2023	1300	1	STARBUCKS COFFEE CO (UK) LTD, 25 - 26, THE SQUARE, SHREWSBURY, SHROPSHIRE, SY1 1JZ
26/01/2023	1300	1	STARBUCKS COFFEE CO (UK) LTD, 25 - 26, THE SQUARE, SHREWSBURY, SHROPSHIRE, SY1 1JZ
27/01/2023	1230	1	TESCO EXPRESS, 24, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DP
29/01/2023	1630	1	LLOYDS TSB BANK PLC, 1, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DG
29/01/2023	1630	1	TESCO EXPRESS, 24, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DP
30/01/2023	1300	1	MARKS AND SPENCERS, 5 CASTLE STREET, SHREWSBURY, SY1 2BD

30/01/2023	1300	1	STARBUCKS COFFEE CO (UK) LTD, 25 - 26, THE SQUARE, SHREWSBURY, SHROPSHIRE, SY1 1JZ
30/01/2023	1300	1	TESCO EXPRESS, 24, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DP
11/02/2023	1815	1	NATIONAL WESTMINSTER BANK, 8, MARDOL HEAD, SHREWSBURY, SHROPSHIRE, SY1 1HE
13/02/2023	1230	1	TESCO EXPRESS, 24, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DP
13/02/2023	1230	1	LLOYDS TSB BANK PLC, 1, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DG
15/02/2023	1000	1	TESCO EXPRESS, 24, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DP
17/02/2023	1700	1	HOLLAND & BARRETT, 48, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DN
17/02/2023	2100	1	LLOYDS TSB BANK PLC, 1, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DG
18/02/2023	1530	1	CLAREMONT STREET, SHREWSBURY, SHROPSHIRE, SY1 1QG
20/02/2023	1300	1	PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1HD
20/02/2023	2000	1	TESCO EXPRESS, 24, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DP
23/02/2023	1600	4	DRAYTON PASSAGE
26/02/2023	1200	2	WYLE COP, SHREWSBURY, SHROPSHIRE, SY1 1XF
26/02/2023	1200	2	TESCO EXPRESS, 24, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DP
27/02/2023	1300	2	TESCO EXPRESS, 24, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DP
27/02/2023	1300	2	STARBUCKS COFFEE CO (UK) LTD, 25 - 26, THE SQUARE, SHREWSBURY, SHROPSHIRE, SY1 1JZ
01/03/2023	1500	1	TESCO EXPRESS, 24, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DP
07/03/2023	1100	1	LLOYDS TSB BANK PLC, 1, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DG
12/03/2023	1200	2	GREGGS, 27, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DP
13/03/2023	1300	1	STARBUCKS COFFEE CO (UK) LTD, 25 - 26, THE SQUARE, SHREWSBURY, SHROPSHIRE, SY1 1JZ
13/03/2023	1330	1	PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1HD
16/03/2023	1300	3	PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1HD
16/03/2023	1300	1	STARBUCKS COFFEE CO (UK) LTD, 25 - 26, THE SQUARE, SHREWSBURY, SHROPSHIRE, SY1 1JZ

16/03/2023	1300	1	CLAREMONT BANK, SHREWSBURY, SHROPSHIRE, SY1 1RU
20/03/2023	1600	1	STARBUCKS COFFEE CO (UK) LTD, 25 - 26, THE SQUARE, SHREWSBURY, SHROPSHIRE, SY1 1JZ
20/03/2023		1	TESCO EXPRESS, 24, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DP
20/03/2023		2	PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1HD
21/03/2023	1330	2	PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1HD
21/03/2023	1330	1	MARKS AND SPENCERS, 5 CASTLE STREET, SHREWSBURY, SY1 2BD
21/03/2023	1330	1	CLAREMONT BANK, SHREWSBURY, SHROPSHIRE, SY1 1RU
21/03/2023	1450	1	GREGGS, 27, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DP
21/03/2023	1600	1	MARKS AND SPENCERS, 5 CASTLE STREET, SHREWSBURY, SY1 2BD
22/03/2023	1100	1	MARKS AND SPENCERS, 5 CASTLE STREET, SHREWSBURY, SY1 2BD
22/03/2023	1115	1	DARWIN SHOPPING CENTRE, GRAPE TREE, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1PL
22/03/2023	1125	1	CLAREMONT STREET, SHREWSBURY, SHROPSHIRE, SY1 1QG
22/03/2023	1500	1	LLOYDS TSB BANK PLC, 1, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DG
22/03/2023	1610	1	MARKS AND SPENCERS, 5 CASTLE STREET, SHREWSBURY, SY1 2BD
23/03/2023	Morning	6	PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1HD
23/03/2023	1440	3	Majors, CLAREMONT STREET
23/03/2023	1545	1	STARBUCKS COFFEE CO (UK) LTD, 25 - 26, THE SQUARE, SHREWSBURY, SHROPSHIRE, SY1 1JZ
27/03/2023	1400	1	HOLLAND & BARRETT, 48, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DN
27/03/2023	1500	1	NATWEST, 8 MARDOL HEAD, SHREWSBURY, SY1 1HE
27/03/2023	1545	1	THRESHERS, SHOPLATCH, SHREWSBURY, SHROPSHIRE, SY1 1HF
04/04/2023	1030	1	PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1HD
04/04/2023	1210	1	CLAREMONT STREET, SHREWSBURY, SHROPSHIRE, SY1 1QG
04/04/2023	1515	1	GREGGS, 27, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DP
04/04/2023	1520	1	TESCO EXPRESS, 24, PRIDE HILL, SHREWSBURY, SHROPSHIRE, SY1 1DP

TOTAL NUMBER OF PEOPLE (between 18/08/2022 and 04/04/2023)		180	
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The consultation, whilst enabling the Council to engage with the community and any interested parties, has also helped inform whether the Order is still targeting the correct types of actions/behaviours and whether there are any concerns with extending it for a further three years. It is clear from the responses received that there is a strong appetite to extend the Order but also to include additional provisions and an amendment that will allow Shropshire Council to authorise 'other persons' to act under the Order. It should be noted that the power to authorise other persons is just that and at this time there are no plans to use this power to authorise any other person specifically, but this will help to future proof the Order so that when resources and circumstances permit the council may do so.

It was also apparent from the consultation which was heavily influenced by town centre businesses (45%) and workers (25%) that whilst it was unclear whether the current Order was effective there were comments expressing a wish for more enforcement. This is an issue which could be addressed through increased persons authorised to enforce the Order going forwards where resources within Shropshire Council are available to deal with the increase of actions that may result.

Initial equality impact assessment by grouping (Initial health impact assessment is included below)

Please rate the impact that you perceive the service change is likely to have on a group, through stating this in the relevant column.

Please state if it is anticipated to be neutral (no impact) and add any extra notes that you think might be helpful for readers.

Protected Characteristic groupings and other groupings in Shropshire	High negative impact <i>Part Two ESIIA required</i>	High positive impact <i>Part One ESIIA required</i>	Medium positive or negative impact <i>Part One ESIIA required</i>	Low positive, negative, or neutral impact (please specify) <i>Part One ESIIA required</i>
<u>Age</u> (please include children, young people, young people leaving care, people of working age, older people. Some people may belong to more than one group e.g., a child or young person for whom there are safeguarding concerns e.g., an older person with disability)				Low positive
<u>Disability</u> (please include mental health conditions and syndromes; hidden disabilities including autism and Crohn's disease; physical and sensory disabilities or impairments; learning disabilities;				Low positive

Multiple Sclerosis; cancer; and HIV)				
<u>Gender re-assignment</u> (please include associated aspects: safety, caring responsibility, potential for bullying and harassment)				Low positive
<u>Marriage and Civil Partnership</u> (please include associated aspects: caring responsibility, potential for bullying and harassment)				Low positive
<u>Pregnancy and Maternity</u> (please include associated aspects: safety, caring responsibility, potential for bullying and harassment)				Low positive
<u>Race</u> (please include ethnicity, nationality, culture, language, Gypsy, Traveller)				Low positive
<u>Religion and belief</u> (please include Buddhism, Christianity, Hinduism, Islam, Jainism, Judaism, Nonconformists; Rastafarianism; Shinto, Sikhism, Taoism, Zoroastrianism, and any others)				Low positive
<u>Sex</u> (this can also be viewed as relating to gender. Please include associated aspects: safety, caring responsibility, potential for bullying and harassment)				Low positive
<u>Sexual Orientation</u> (please include associated aspects: safety; caring responsibility; potential for bullying and harassment)				Low positive
<u>Other: Social Inclusion</u> (please include families and friends with caring responsibilities; households in poverty; people for whom there are safeguarding concerns; people you consider to be vulnerable; people with health inequalities; refugees and asylum seekers; rural communities; veterans and serving members of the armed forces and their families)				Low positive

Initial health and wellbeing impact assessment by category

Please rate the impact that you perceive the service change is likely to have with regard to health and wellbeing, through stating this in the relevant column.

Please state if it is anticipated to be neutral (no impact) and add any extra notes that you think might be helpful for readers.

Health and wellbeing: individuals and communities in Shropshire	High negative impact <i>Part Two HIA required</i>	High positive impact	Medium positive or negative impact	Low positive negative or neutral impact (please specify)
<p>Will the proposal have a <i>direct impact</i> on an individual's health, mental health and wellbeing?</p> <p>For example, would it cause ill health, affecting social inclusion, independence and participation?</p> <p>.</p>				Low positive
<p>Will the proposal <i>indirectly impact</i> an individual's ability to improve their own health and wellbeing?</p> <p>For example, will it affect their ability to be physically active, choose healthy food, reduce drinking and smoking?</p> <p>.</p>				Low positive
<p>Will the policy have a <i>direct impact</i> on the community - social, economic and environmental living conditions that would impact health?</p> <p>For example, would it affect housing, transport, child development, education, employment opportunities, availability of green space or climate change mitigation?</p> <p>.</p>				Low positive
<p>Will there be a likely change in <i>demand</i> for or access to health and social care services?</p> <p>For example: Primary Care, Hospital Care, Community Services, Mental Health, Local Authority services including Social Services?</p> <p>.</p>				neutral impact

Identification of likely impact of the service change in terms of other considerations including climate change and economic or societal impacts

The Order has the potential to adversely impact on human rights. However, Cabinet properly had regard to the rights of freedom of expression and freedom of assembly set out in the European Convention on Human Rights and the Human Rights Act 1998 during the process that led to the implementation and then the renewal of the Order. The fact that no human rights challenge or complaints has been lodged since the introduction of the Order's operation in 2017, gives a reasonable indication that the original decision to implement the Order and to extend it in 2020 would support the belief that the recommendation in this report to extend and vary the existing Order is unlikely to be at variance with the Human Rights Act 1998 and is also unlikely to result in any adverse Human Rights Act implications.

The anticipated positive environmental impact associated with the new Order through a reduction in urinating/defecating in the street, the public not leaving their personal belongings in the town centre and authorities being able to deal with ASB in an effective manner will be sustained.

Guidance Notes

1. Legal Context

It is a legal requirement for local authorities to assess the equality and human rights impact of changes proposed or made to services. It is up to us as an authority to decide what form our equality impact assessment may take. By way of illustration, some local authorities focus more overtly upon human rights; some include safeguarding. It is about what is considered to be needed in a local authority's area, in line with local factors such as demography and strategic objectives as well as with the national legislative imperatives.

Carrying out these impact assessments helps us as a public authority to ensure that, as far as possible, we are taking actions to meet the general equality duty placed on us by the Equality Act 2010, and to thus demonstrate that the three equality aims are integral to our decision making processes. These are: eliminating discrimination, harassment and victimisation; advancing equality of opportunity; and fostering good relations.

These screening assessments for any proposed service change go to Cabinet as part of the committee report, or occasionally direct to Full Council, unless they are ones to do with Licensing, in which case they go to Strategic Licensing Committee.

Service areas would ordinarily carry out a screening assessment, or Stage One equality impact assessment. This enables energies to be focussed on review and

monitoring and ongoing evidence collection about the positive or negative impacts of a service change upon groupings in the community, and for any adjustments to be considered and made accordingly.

These screening assessments are recommended to be undertaken at timely points in the development and implementation of the proposed service change.

For example, an ESHIA would be a recommended course of action before a consultation. This would draw upon the evidence available at that time, and identify the target audiences, and assess at that initial stage what the likely impact of the service change could be across the Protected Characteristic groupings and our tenth category of Social Inclusion. This ESHIA would set out intended actions to engage with the groupings, particularly those who are historically less likely to engage in public consultation eg young people, as otherwise we would not know their specific needs.

A second ESHIA would then be carried out after the consultation, to say what the feedback was, to set out changes proposed as a result of the feedback, and to say where responses were low and what the plans are to engage with groupings who did not really respond. This ESHIA would also draw more upon actions to review impacts in order to mitigate the negative and accentuate the positive. Examples of this approach include the Great Outdoors Strategy, and the Economic Growth Strategy 2017-2021

Meeting our Public Sector Equality Duty through carrying out these ESHIAs is very much about using them as an opportunity to demonstrate ongoing engagement across groupings and to thus visibly show we are taking what is called due regard of the needs of people in protected characteristic groupings

If the screening indicates that there are likely to be significant negative impacts for groupings within the community, the service area would need to carry out a full report, or Stage Two assessment. This will enable more evidence to be collected that will help the service area to reach an informed opinion.

In practice, Stage Two or Full Screening Assessments have only been recommended twice since 2014, as the ongoing mitigation of negative equality impacts should serve to keep them below the threshold for triggering a Full Screening Assessment. The expectation is that Full Screening Assessments in regard to Health Impacts may occasionally need to be undertaken, but this would be very much the exception rather than the rule.

2. Council Wide and Service Area Policy and Practice on Equality, Social Inclusion and Health

This involves taking an equality and social inclusion approach in planning changes to services, policies, or procedures, including those that may be required by Government.

The decisions that you make when you are planning a service change need to be recorded, to demonstrate that you have thought about the possible equality impacts

on communities and to show openness and transparency in your decision-making processes.

This is where Equality, Social Inclusion and Health Impact Assessments (ESHIA) come in. Where you carry out an ESHIA in your service area, this provides an opportunity to show:

- What evidence you have drawn upon to help you to recommend a strategy or policy or a course of action to Cabinet.
- What target groups and audiences you have worked with to date.
- What actions you will take in order to mitigate any likely negative impact upon a group or groupings, and enhance any positive effects for a group or groupings; and
- What actions you are planning to review the impact of your planned service change.

The formal template is there not only to help the service area but also to act as a stand-alone for a member of the public to read. The approach helps to identify whether or not any new or significant changes to services, including policies, procedures, functions, or projects, may have an adverse impact on a particular group of people, and whether the human rights of individuals may be affected.

This assessment encompasses consideration of social inclusion. This is so that we are thinking as carefully and completely as possible about all Shropshire groups and communities, including people in rural areas and people or households that we may describe as vulnerable.

Examples could be households on low incomes or people for whom there are safeguarding concerns, as well as people in what are described as the nine 'protected characteristics' of groups of people in our population, e.g., Age. Another specific vulnerable grouping is veterans and serving members of the Armed Forces, who face particular challenges with regard to access to Health, to Education, and to Housing.

We demonstrate equal treatment to people who are in these groups and to people who are not, through having what is termed 'due regard' to their needs and views when developing and implementing policy and strategy and when commissioning, procuring, arranging, or delivering services.

When you are not carrying out an ESHIA, you still need to demonstrate and record that you have considered equality in your decision-making processes. It is up to you what format you choose.-You could use a checklist, an explanatory note, or a document setting out our expectations of standards of behaviour, for contractors to read and sign. It may well not be something that is in the public domain like an ESHIA, but you should still be ready for it to be made available.

Both the approaches sit with a manager, and the manager has to make the call, and record the decision made on behalf of the Council.

Carry out an ESHIA:

- If you are building or reconfiguring a building.
- If you are planning to reduce or remove a service.
- If you are consulting on a policy or a strategy.
- If you are bringing in a change to a process or procedure that involves other stakeholders and the wider community as well as particular groupings

Carry out an equality and social inclusion approach:

- If you are setting out how you expect a contractor to behave with regard to equality, where you are commissioning a service or product from them.
- If you are setting out the standards of behaviour that we expect from people who work with vulnerable groupings, such as taxi drivers that we license.
- If you are planning consultation and engagement activity, where we need to collect equality data in ways that will be proportionate and non-intrusive as well as meaningful for the purposes of the consultation itself.
- If you are looking at services provided by others that help the community, where we need to demonstrate a community leadership approach

3. Council wide and service area policy and practice on health and wellbeing

This is a relatively new area to record within our overall assessments of impacts, for individual and for communities, and as such we are asking service area leads to consider health and wellbeing impacts, much as they have been doing during 2020-2021 and 2021-2022, and to look at these in the context of direct and indirect impacts for individuals and for communities. A better understanding across the Council of these impacts will also better enable Public Health colleagues to prioritise activities to reduce health inequalities in ways that are evidence based and that link effectively with equality impact considerations and climate change mitigation.

Health in All Policies – Health Impact Assessment

Health in All Policies is an upstream approach for health and wellbeing promotion and prevention, and to reduce health inequalities. The Health Impact Assessment (HIA) is the supporting mechanism

Health Impact Assessment (HIA) is the technical name for a common-sense idea. It is a process that considers the wider effects of local policies, strategies and initiatives and how they, in turn, may affect people's health and wellbeing.

- Health Impact Assessment is a means of assessing both the positive and negative health impacts of a policy. It is also a means of developing good evidence-based policy and strategy using a structured process to review the impact.
- A Health Impact Assessment seeks to determine how to maximise health benefits and reduce health inequalities. It identifies any unintended health consequences. These consequences may support policy and strategy or may lead to suggestions for improvements.

- An agreed framework will set out a clear pathway through which a policy or strategy can be assessed and impacts with outcomes identified. It also sets out the support mechanisms for maximising health benefits.

The embedding of a Health in All Policies approach will support Shropshire Council through evidence-based practice and a whole systems approach, in achieving our corporate and partnership strategic priorities. This will assist the Council and partners in promoting, enabling and sustaining the health and wellbeing of individuals and communities whilst reducing health inequalities.

Individuals

Will the proposal have a *direct impact* on health, mental health and wellbeing?

For example, would it cause ill health, affecting social inclusion, independence and participation?

Will the proposal directly affect an individual's ability to improve their own health and wellbeing?

This could include the following: their ability to be physically active e.g., being able to use a cycle route; to access food more easily; to change lifestyle in ways that are of positive impact for their health.

An example of this could be that you may be involved in proposals for the establishment of safer walking and cycling routes (e.g., green highways), and changes to public transport that could encourage people away from car usage. and increase the number of journeys that they make on public transport, by foot or on bicycle or scooter. This could improve lives.

Will the proposal *indirectly impact* an individual's ability to improve their own health and wellbeing?

This could include the following: their ability to access local facilities e.g., to access food more easily, or to access a means of mobility to local services and amenities? (e.g. change to bus route)

Similarly to the above, an example of this could be that you may be involved in proposals for the establishment of safer walking and cycling routes (e.g. pedestrianisation of town centres), and changes to public transport that could encourage people away from car usage, and increase the number of journeys that they make on public transport, by foot or on bicycle or scooter. This could improve their health and well being.

Communities

Will the proposal directly or indirectly affect the physical health, mental health, and wellbeing of the wider community?

A *direct impact* could include either the causing of ill health, affecting social inclusion, independence and participation, or the promotion of better health.

An example of this could be that safer walking and cycling routes could help the wider community, as more people across groupings may be encouraged to walk more, and as there will be reductions in emission leading to better air quality.

An *indirect impact* could mean that a service change could indirectly affect living and working conditions and therefore the health and well being of the wider community.

An example of this could be: an increase in the availability of warm homes would improve the quality of the housing offer in Shropshire and reduce the costs for households of having a warm home in Shropshire. Often a health promoting approach also supports our agenda to reduce the level of Carbon Dioxide emissions and to reduce the impact of climate change.

Please record whether at this stage you consider the proposed service change to have a direct or an indirect impact upon communities.

Demand

Will there be a change in demand for or access to health, local authority and social care services?

For example: Primary Care, Hospital Care, Community Services, Mental Health and Social Services?

An example of this could be: a new housing development in an area would affect demand for primary care and local authority facilities and services in that location and surrounding areas. If the housing development does not factor in consideration of availability of green space and safety within the public realm, further down the line there could be an increased demand upon health and social care services as a result of the lack of opportunities for physical recreation, and reluctance of some groupings to venture outside if they do not perceive it to be safe.

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Committee and Date

Item

Public



Recommendation for Pontesbury Neighbourhood Plan to Proceed to Referendum

Responsible Officer:	Mark Barrow		
email:	mark.barrow@shropshire.gov.uk	Tel:	01743 258919
Cabinet Member (Portfolio Holder):	Cllr Richard Marshall, Portfolio Holder for Highways and Regulatory Services		

1. Synopsis

This report seeks Cabinet approval to proceed to local referendum on the Pontesbury Neighbourhood Development Plan.

2. Executive Summary

- 2.1. The purpose of this report is to seek Cabinet approval for the Pontesbury Neighbourhood Development Plan (the Plan) to proceed to referendum to determine whether the Plan should become part of the statutory Development Plan for the neighbourhood area, and therefore be used in the determination of planning applications in the neighbourhood.
- 2.2. The Shropshire Plan recognises the importance of a creating a Healthy Environment with a strategy objective to '*maintain, protect and enhance our outstanding natural and historic environment, promoting positive behaviours and greater biodiversity and environmental sustainability.*' The Pontesbury Neighbourhood Development Plan contains policies which strive to encourage

development to achieve these objectives alongside those contained the wider Development Plan for the Shropshire.

- 2.3. The Pontesbury Neighbourhood Development Plan (also referred to as the Neighbourhood Plan) has been produced in accordance with the Neighbourhood Planning (General) Regulations 2012 (referred to in this report as 'the regulations'). The plan has been prepared by the Pontesbury Neighbourhood Plan Steering Group, with Pontesbury Parish Council acting as the local 'Qualifying Body'. Work on the plan began in 2016 and has included several consultation stages. Pontesbury Parish Council submitted the draft version of the plan to Shropshire Council in October 2022, after which Shropshire Council undertook further statutory consultation and appointed an independent person to conduct the examination into the plan.
- 2.4. The purpose of the independent examination process is to ensure Neighbourhood Development Plans meet a set of nationally prescribed 'Basic Conditions', and to recommend if the Plan should proceed to a local referendum. The examination into the Pontesbury Neighbourhood Plan concluded in May 2023. The Examiner's Report is attached to this Report as Appendix 1.
- 2.5. The Examiner has recommended the Plan can proceed to local referendum, subject to a number of modifications being made. It is now Shropshire Council's role to consider the outcome of the Examiner's report, including the proposed modifications, and to agree if the plan can proceed to referendum.
- 2.6. The schedule of modifications is shown in Appendix 2. This schedule has followed consideration of the Examiner's conclusions and proposed modifications. Appendix 3 of this report sets out the proposed final 'referendum' version of the Pontesbury Neighbourhood Development Plan. It is therefore recommended that the 'referendum' version of the Plan proceed to referendum.
- 2.7. If agreed, the referendum will take place on a date to be arranged, but, must be between 31st August 2023 and 12th October 2023. Should the Plan gain public support at the referendum, Shropshire Council's Full Council will be asked to formally 'make' (adopt) the Pontesbury Neighbourhood Development Plan to form part of the Statutory Development Plan for Shropshire.

3. Recommendations

Cabinet agrees:

- 3.1. The Pontesbury Neighbourhood Development Plan meets the 'Basic Conditions' and all the other legal requirements as summarised in the Independent Examiner's Report, subject to the modifications proposed in the Schedule of Modifications (Appendix 2)
- 3.2. The required modifications be agreed, and that the final 'referendum' version of the Pontesbury Neighbourhood Development Plan (June 2023) (Appendix 3) proceed to local referendum.
- 3.3. The referendum area be that as defined as the designated area to which the Neighbourhood Development Plan relates, i.e. the Pontesbury parish boundary.

- 3.4. The Executive Director of Place be authorised to exercise all the relevant powers and duties and undertake necessary arrangements for the Pontesbury Neighbourhood Development Plan final referendum version (June 2023) (Appendix 3) to now proceed to referendum and for the referendum to take place asking the question ‘whether the voter wants Shropshire Council to use this neighbourhood plan for the Pontesbury neighbourhood plan area to help it decide planning applications in this neighbourhood area’.

Report

4. Risk Assessment and Opportunities Appraisal

- 4.1. Having received a draft Neighbourhood Plan from a qualifying body (normally a Parish or Town Council), it is the responsibility of the Local Planning Authority (LPA), under regulation 16 of the Neighbourhood Planning (General) Regulations 2012, to publicise and to seek representations on the Plan. It is also the responsibility of the Local Planning Authority under paragraph 7 of Schedule 4B to the Town and Country Planning Act 1990 (TCPA 1990) to appoint an independent person to assess the Plan. In following these requirements Shropshire Council published and consulted on the submission version of the Pontesbury Neighbourhood Development Plan for six weeks between 28th October 2022 to 09th December 2022 and appointed Tony Burton to examine the Plan in January 2023. As required Mr Burton’s appointment was agreed by Pontesbury Parish Council.
- 4.2. Only a draft Neighbourhood Plan that meets the basic conditions can be put to a referendum and be ‘made’ (adopted) by the Local Authority. The basic conditions, as set out in paragraph 8(2) of Schedule 4B of the TCPA 1990 that are applied to Neighbourhood Development Plans by section 38A of the Planning and Compulsory Purchase Act 2004 are:
- Having regard to national policies and advice contained in guidance issues by the Secretary of State it is appropriate to make the Neighbourhood Plan;
 - The making of the Neighbourhood Plan contributes to the achievement of sustainable development;
 - The making of the Neighbourhood Plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
 - The making of the Neighbourhood Plan does not breach, and is otherwise compatible, with retained EU obligations;
 - Prescribed conditions are met (in relation to the Neighbourhood Plan) and prescribed matters have been completed with in connection with the proposal for the neighbourhood plan.
- 4.3. In assessing the Plan, the examiner has three options:
- a) That the Plan proceeds to referendum as submitted;
 - b) That the Plan is modified by the LPA to meet ‘basic conditions’ and then the modified version proceeds to referendum; or

c) That the Plan does not proceed to referendum

The Neighbourhood Development Plan examination is therefore a particularly focussed process, unlike that of an examination applied to Local Plans prepared by Local Planning Authorities. This leaves little in the way of opportunity to actively make change to improve the plan at this stage, unless these changes (or modifications) are to ensure the Plan meets one or more of the basic conditions.

- 4.4. The Examiner's Report is included as Appendix 1 to this report. It is the role of Shropshire Council to consider the overall conclusions and the proposed modifications in the Examiner's Report. Whilst the Examiner's Report is not binding on the Authority, it is considered there is a risk of a legal challenge if the Local Authorities conclusions were to differ significantly from that of the Examiner's without appropriate rationale. However, it is considered there will be occasions where it may be necessary for the Local Authority to propose different modification to that proposed by the Examiner or indeed to disagree with the need for a modification.
- 4.5. In this instance, the Examiner's Report into the Pontesbury Neighbourhood Development Plan has concluded that it be modified by the Local Planning Authority to meet the basic conditions. It should be this modified version of the Plan which should proceed to referendum. The Schedule of Modifications attached as Appendix 2 to this report show how the Local Planning Authority has considered each of the proposed modifications proposed by the Examiner.
- 4.6. Officers have considered in detail the recommendations of the Examiner, supported by further discussions with Pontesbury Parish Council. In summary, it is proposed that all of the recommended changes to the Plan are incorporated into the final 'referendum' version. It is this version which is before Cabinet and included as Appendix 3. For clarity, it is considered that these changes are necessary in order for the Plan to meet its 'basic conditions'. The changes involve partial amendments to wording of the policies and in some cases replacement with a suggested alternative, with one policy removal recommended. It is not considered that these changes taken as a whole fundamentally impact on the wider objectives of the Plan.
- 4.7. The Examiner's report recommends that the Referendum Area be restricted to the Neighbourhood Plan Area, i.e. the Parish boundary, as the Plan does not have a substantial, direct and demonstratable impact beyond the Neighbourhood Area. Assuming the Cabinet approve the Plan to proceed to referendum, the Councils Electoral Services will administer this process in line with Neighbourhood Plan Regulations, which specifies that this should take place no more than 56 days from publication of the decision statement. Taking into account the necessary notice periods it is considered the referendum will take place between 31st August 2023 to 01st October 2023. It is considered there is little risk to the Council if this process follows the regulations closely.

5. Financial Implications

- 5.1. The Localism Act and Regulations provide that the following costs would fall to Shropshire Council: delivering a supporting role particularly in the latter stages of the Plan's development; appointing an Examiner for the Plan; conducting an Examination and holding a Referendum. Current provisions allow an application

for these additions cost to be met, and a reimbursement of the costs will therefore be sought from Central Government. From previous experience of organising and managing Neighbourhood Planning referendums, it is considered that the likely cost of this process will be met in full by the reimbursement. It is considered likely the robustness of the Neighbourhood Plan Policies will be tested over time by independent Planning Inspectors on Planning Appeals made under Section 78 of the TCPA 1990. Members are advised that the liability for the future appeal costs rests with Shropshire Council as Local Planning Authority and as such the usability of such plans and their impact on local decision making will need to be carefully monitored. However, it should be noted that in seeking approval to proceed to referendum on this Plan, there is agreement that the content of the Neighbourhood Development Plan is in broad conformity with the policies of Shropshire's adopted Local Plan. It is therefore considered that there is very limited risk to Shropshire Council and additional financial liability as a result of this report and recommendations.

6. Climate Change Appraisal

- 6.1. **Energy and fuel consumption:** The recommendations propose that Cabinet agree to proceed to referendum with the Pontesbury Neighbourhood Development Plan. If successful at referendum, and the Plan is subsequently adopted by the Council, it will become part of the statutory Development Plan for the area and will be used in the determination of planning applications. Policy GRE4 of the Plan includes measures to require development proposals to be designed to meet a high level of sustainability and energy efficiency.
- 6.2. **Renewable energy generation:** Policy GRE4 of the Plan supports the use of renewable energy schemes and policy GRE5 provides a positive criteria to support community renewable energy schemes.
- 6.3. **Carbon offsetting or mitigation:** The referendum version of the Plan includes a carbon reduction objective and is in general conformity with the current adopted Local Plan and emerging Local Plan Review which includes a positive policy framework for maximising carbon sequestration.
- 6.4. **Climate Change adaptation:** Whilst not specifically identified within the Neighbourhood Development Plan, the Plan is in general conformity with the current adopted Local Plan and the emerging Local Plan Review, which includes a positive policy framework for mitigating and adapting to the impacts of climate change.

7. Background

- 7.1. Shropshire Council support Neighbourhood Development Plans being brought forward under the Localism Act and the 2012 Neighbourhood Planning Regulations, indeed the Council is legally obliged to do so. The Government's National Planning Policy Framework (NPPF) supports the principle of Neighbourhood Plans and their status as part of the Development plan. The NPPF states "Neighbourhood plans should support the delivery of strategic policies contained in the local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies". It is also made

clear that Neighbourhood Development Plans should not promote less development than set out in the strategic policies for the area or undermine those strategic policies.

- 7.2. Neighbourhood Development Plans must follow a defined regulatory process in both their preparation and adoption. This includes the formal designation of the area (Regulation 6 stage), the consultation on a draft version of the Plan (Regulation 14 stage), submission to the Local Planning Authority (Regulation 15 stage), and consultation and examination of the Final Draft version of the Plan (Regulation 16 stage).
- 7.3. Pontesbury Parish Council formally requested that the parish of Pontesbury be designated as a Neighbourhood Area in June 2016 and following a period of consultation this was formally agreed by Shropshire Council in March 2017. A Neighbourhood Plan Steering Group was established locally to undertake the preparation of the Plan. This group included representatives from the Parish Council and other local volunteers. It is acknowledged that from an early point in this process the Steering Group provided positive opportunities for the local community to have their say in the vision and objectives of the Plan through a range of means, including public meetings, information on the website and Community questionnaires throughout the process.
- 7.4. Between 01st March and 12 April 2022 Pontesbury Parish Council undertook a statutory six-week consultation into the pre-submission version of the Neighbourhood Development Plan (Regulation 14 stage). This draft version of the Plan responded to the survey evidence and contained a number of draft Development Management policies.
- 7.5. In October 2022 Pontesbury Parish Council submitted the Neighbourhood Development Plan to Shropshire Council (Regulation 15 stage), along with the required Consultation Statement and Basic Conditions Statements. In meeting our statutory requirement, Shropshire Council proceeded to carry out the Regulation 16 stage consultation between 28th October and 09th December 2022 with statutory consultees and other locally interested individuals and organisations. In January 2023 Tony Burton was appointed to examine the Plan. As required by the Regulations, the appointment was agreed by Pontesbury Parish Council.
- 7.6. Mr Burton's examination of the Pontesbury Neighbourhood Development Plan was carried out by written representations only. As well as the Plan documents, Mr Burton also considered the representations made to the Regulation 16 stage consultation. The conclusions of this consultation were subsequently considered in the Examiner's final report. Officers have liaised with Pontesbury Parish Council on the updated version of the Plan, which takes account of the conclusions of the Examiner's Report, and they are satisfied this version of the Plan should now proceed to referendum.
- 7.7. If cabinet agree for the Pontesbury Neighbourhood Development Plan to proceed to referendum, the question will be:

Do you want Shropshire Council to use the Pontesbury Neighbourhood Plan to help it decide planning applications in the neighbourhood area?

7.8. The Plan will need to gain the support of over 50% of those who cast a vote to be able to move forward to be 'made' (adopted) by Shropshire Council. If this is the case the decision to 'make' the Plan will need to be taken to Full Council. A date for the referendum will be formalised after 19th July 2023 assuming the recommendations are agreed.

8. Additional Information

8.1. The appendices to this report provide information on the Examiner's report into the Neighbourhood Plan, the proposed modifications, and the final 'referendum' version of the Plan which incorporates all the required modifications.

9. Conclusions

9.1. Further to the outcomes of the Examiner's report into the Pontesbury Neighbourhood Development Plan, it is recommended that all the necessary modifications are agreed and that the final version of the Plan proceed to local referendum.

List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)

Cabinet Report 01st March 2017 – application by Pontesbury Parish Council to be considered as a Neighbourhood Plan Area.

Local Member:

Cllr Nick Hignett and Cllr Roger Evans

Appendices

Appendix 1 – Examiner's Report

Appendix 2 – Schedule of Modifications

Appendix 3 – Final 'referendum' version of Pontesbury Neighbourhood Plan

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	Section	Necessary Modification	Optional Modification	Agreed (Y/N)
M1	3. Compliance on Basic Conditions	Provide access to a large scale map enabling the detailed boundary of the neighbourhood area to be viewed		Y
OM1	5. General Comments		Address the detailed issues relating to the Plan's presentation and evidence base identified in section 5	Y
M2	7. Policy COM1	Be consistent in using "community facilities and services" throughout the Plan, including headings, titles, policies and the supporting text		Y
M3	7. Policy COM1	Amend Policy COM1 to: <ul style="list-style-type: none"> • Replace "Amenities" with "Facilities and Services in the title • Replace "amenities" with "facilities and services" in two instances • Insert "or service" after "facility" in the seventh line • Insert "and services" after "facilities" in the fifth and penultimate lines • Delete the first line • Replace "or" with "and" at the end of the fourth line 		Y
M4	7. Policy COM1	Amend Table 1 and the supporting text to: <ul style="list-style-type: none"> • Replace "Amenities" with Facilities and Service" in the title and heading • Delete "Malehurst Industrial Estate" • Use correct names for the identified facilities and services in all instances • Reference that Table 1 provides examples of the community facilities and services addressed in Policy COM1 which can be found within the neighbourhood area/parish 		Y
OM2	7. Policy COM1		Provide addresses for all the facilities and services included in Table 1 and identify them on a map(s)	N It is not considered appropriate for this level of detail in a development plan

M5	7. Policy LAN1	Amend Policy LAN1 to: <ul style="list-style-type: none"> • Replace “if it meets the requirements of SP10 in the revised Local Plan (managing Development in the Countryside and” with “which” • Delete “as expressed in the Landscape Character Statement” • Insert “(Figure 4)” after “boundary” • Insert a reference in brackets after “Statement” • Replace “Neighbourhood Plan” with “neighbourhood” 		Y
OM3	7. Policy LAN1		Provide supporting text in paragraph 16.3 – 16.11 which more clearly explains the evidence and justification for the Policy	Y
M6	7. Policy LAN2	Replace Policy LAN2 with: <p>“Development will be supported which:</p> <ol style="list-style-type: none"> a. involves the residential conversion with minimum alteration or rebuilding of heritage assets in accessible locations close to services and facilities b. involves development in or adjacent to Cruckton village which respects the historic environment associated with Cruckton Hall, including: <ul style="list-style-type: none"> - the existing Home Farm boundary walls, trees and road alignment - the linear shape of the village and pattern of footpaths <p>and, where appropriate, uses designs which draw inspiration from the six County Council small holdings set up after the break-up of the Cruckton Hall Estate”</p>		Y
M7	7. Policy LAN3	Delete Policy LAN3		Y
M8	7. Policy LAN4	Amend Policy LAN4 to replace “are identified on map at” with “and their key features are identified in “		Y
M9	Annex A	<ul style="list-style-type: none"> • Replace the first line with “The following map locates the amenity views and the following photographs illustrate their extent 		Y

		<ul style="list-style-type: none"> For each view indicate the ordinal point which most closely associates with the centre of the panoramic photograph 		
M10	7. Policy LAN5	<p>Replace Policy LAN5 with: “Policy LAN5 Avoiding coalescence of settlements Development proposals should protect the separate identity of and contribute to maintaining the gaps between the settlements of Cruckmeole and Hanwood and Pontesbury and Minsterley (appendix B).”</p>		Y
M11	Appendix B	<p>Amend Appendix B to:</p> <ul style="list-style-type: none"> Remove the brown shaded areas Provide up to date base maps Delete the three lines of text at the bottom of page B1 		Y
M12	7. Policy LAN6	<p>Amend Policy LAN6 to delete “proposed” and replace from “will” to “enhances” with “should maintain or enhance”</p>		Y
M13	7. Policy HOU1	<p>Amend Policy HOU1 to:</p> <ul style="list-style-type: none"> Insert “in Pontesbury village” at the end of the title Replace “New development in Pontesbury Village” with “New development within the boundary of Pontesbury Village (Figure 4)” Delete “as expressed in the Character of Pontesbury Village statement” Replace the penultimate bullet with “Maintaining a village feel by breaking down larger scale development into distinct areas and including a focal point, such as a green, where appropriate” Insert”: and” at the end of the penultimate bullet Delete the final bullet 		Y
M14	7. Policy HOU2	<p>Amend Policy HOU2 to:</p> <ul style="list-style-type: none"> Change the title to “Meeting housing needs in Pontesbury village” Replace “between two and four houses” with “four homes or fewer” Insert “(Figure4)” after “boundary” Replace “houses” with “homes” 		Y

		<ul style="list-style-type: none"> • Delete “and in conformity with other relevant policies” 		
M15	7. Policy MOV1	<p>Amend Policy MOV1 to:</p> <ul style="list-style-type: none"> • Change the title to “Public Rights of Way and links” • Add “This includes proposals that:” after the first sentence and replace subsequent numbered points with bullets or letters • In first bullet replace “Development should promote the protection and maintenance of” with “protect and maintain”; delete “but”; and put commas before and after “including mobility scooters” • In second bullet replace “Upgrading of” with “upgrade” • In third bullet replace “Developments in proximity of” with “provide access points for all forms of active traveller to” and delete “must include access points for all forums of active traveller to the right of way” • In third bullet replace “(e.g.” with “, including” 		Y
M16	7. Policy MOV1	Replace Figures 5 and 6 with maps enabling the locations to be accurately identified		Y
M17	7. Policy MOV1	Delete or move paragraph 18.5		Y
M18	7. Policy MOV2	<p>Amend Policy MOV2 to:</p> <ul style="list-style-type: none"> • Replace the second sentence of section 1 with “Proposals which involves loss of existing parking will be considered if equivalent alternative parking is provided.” • Delete section 3 • Replace section 4 with “Development which maximises off-street parking whilst bearing in mind the needs of high quality design will be supported.” 		Y
M19	7. Policy EMP1	<p>Amend Policy EMP1 to:</p> <ul style="list-style-type: none"> • In section 2 delete the second sentence • In section 3 replace “exceed 10 pitches” with “significant adverse impacts” and “will not be supported” with “should 		Y

		<p>demonstrate that they do not have significant adverse impacts”</p> <ul style="list-style-type: none"> • In section 5 insert “to warrant retention” after “character” • In section 6 delete the second sentence and include details of the Shropshire Farmsteads Characterisation Project in the supporting text • Replace section 7 with “Development for new scale businesses that are well adapted to the impacts of climate change and include renewable energy schemes” 		
M20	7. Policy GRE1	<p>Amend Policy GRE1 to:</p> <ul style="list-style-type: none"> • Delete “where new development is ruled out except in very special circumstances” • Use consistent names throughout the Plan, including a reference to Fitzroy Academy in relation to LGS8 		Y
M21	7. Policy GRE1	<p>Amend the supporting text and evidence to:</p> <ul style="list-style-type: none"> • Be more precise in depicting the precise boundary of each Local Green Space on the maps • Amend the boundary of LGS2 and LGS8 as indicated • Update references to LGS4 and LGS8 as indicated • Identify each map in Appendix C with the relevant LGS reference number • Delete paragraph 20.5 • Delete Appendix D and paragraph 20.7 		Y
M22	7. Policy GRE2	<p>Amend Policy GRE2 to:</p> <ul style="list-style-type: none"> • Replace the first two sentences with “Proposed development that protects and enhances local wildlife species and habitat and contributes to on-site net gain will be supported.” • In section 3 replace “ratio of 2:1” with “positive ratio” • In section 4 move the examples to the supporting text • In section 5 delete “specified by the Parish Council” and provide a 		Y except - Section 5 – There is no specific Local Recovery Network currently available. To address the Examiners recommendations it is suggested section 5 of the policy is amended ' Where on-site

		<p>reference/link to the Local Recovery Network</p> <ul style="list-style-type: none"> In section 6 delete “implement” 		net gain for biodiversity is not feasible, delivery will be guided through Local Nature Recovery Strategies (LNRs) and Nature Recovery Networks (NRNs) when available.’
M23	7. Policy GRE3	<p>Amend Policy GRE3 to:</p> <ul style="list-style-type: none"> Replace the first two lines with “Development proposals should minimise pollution by:” In section 1 deleting “in an acceptable place in relation to the A488” and adding “, including from the A488” at the end 		Y
M24	7. Policy GRE4	<p>Amend Policy GRE4 to:</p> <ul style="list-style-type: none"> Replace the first four lines with “Development proposals which support the transition to net zero will be supported, including where appropriate the following measures:” Replace section a. with “Energy efficiency standards that exceed national technical standards” End section b. at “PV” and delete remainder End section c. at “sources” and delete remainder 		Y
M25	7. Policy GRE5	Insert a new Policy “GRE5 Community Renewables” comprising the second two parts of Policy GRE4 in the submitted Plan		Y
OM4	7. Policy GRE5		Provide further information on the definition of community renewables in the supporting text	Y

Pontesbury Parish Neighbourhood Plan 2016-2038



Safeguarding our Future

As well as Pontesbury and Pontesford, the Neighbourhood Plan area includes these settlements:



Cruckton, Cruckmeole and Arscott



Lea Cross and Shorthill



Polemere near Edge and Hinton



Looking towards Habberley



Plealey



Asterley and Farley

Pontesbury Neighbourhood Plan 2021 - 2038

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1. Introduction

1.1 *"Cherish the past, adorn the present, build for the future."*

Insufficient attention to these words of wisdom from Clough Williams-Ellis, the eminent 20th century architect and champion of landscape planning has contributed to a mixed reception to recent development in our parish and widespread wariness regarding future building.

1.2 The Pontesbury Neighbourhood Plan shares his passionate belief that successful and welcome development will promote beauty, happiness and sustainability. Cherishing the past means respecting the built and natural landscape and integrating new builds into it. Good planning strengthens a sense of identity and community. Development that adorns the present will enhance our beautiful parish so that people continue to be happy living in and visiting Pontesbury.

1.3 At the heart of our Neighbourhood Plan is the desire to make future development contribute positively to the beauty of our surroundings and so help our wellbeing. Our watchword is BIMBY [Beauty In My Back Yard] not NIMBY. The beauty of our Parish is to be found not just in a breath taking vista of an unspoilt landscape from the summit of Earls Hill but displayed in a profusion of wild flowers, well maintained hedgerows, noble oak trees or a well-proportioned, finely detailed building as is well seen in throughout the Parish. (See page 6)

1.4 *But "What is this life, if full of care, we have no time to stand and stare?" [William Davies]*

In a busy world we need to ensure that there is enough beauty to encourage us to slow down, stand and stare. There must be ample well maintained cycle ways and footpaths to facilitate a leisurely enjoyment of our surroundings. Development is not just about the actual appearance of a building, or a change of land use, but also its impact on our surroundings. As we build more homes, we must also provide well-maintained cycle ways and footpaths to reduce our reliance on cars, and to facilitate a leisurely enjoyment of our surroundings.

1.5 Clough Williams-Ellis's 3rd exhortation - to build for the future - is even more important today. We must build sustainably so that we hand to future generations not just a lower carbon footprint but also enhanced beauty, with our distinctive local character intact. By devising policies which emphasise high quality design, safeguard local services, enhance rural surroundings and promote the local economy we believe the Pontesbury Neighbourhood Plan will contribute significantly to beauty, happiness and a sustainable future. Everyone needs nature, beauty, history and space, but nature needs help, beauty needs protecting, Pontesbury's history needs to be respected and space needs to be protected.

1.6 In return for welcoming development, we expect these needs to be met.

It often takes the views of outsiders to make us appreciate fully what is on our doorstep.

Bill Bryson, an American in love with rural England, reminds us that our much-envied countryside has taken many generations of hard work to build up, and that the least we can do is to look after it and pass it on to future generations. Derry Brabbs, the landscape author and photographer, describes the Central Welsh Marches including Pontesbury Parish "a national treasure" to be protected for the enjoyment of future generations.

2. The Stages

2.1 This Neighbourhood Plan has been formulated on the basis of the public's response to the parish's consultations and early questionnaires held prior to July 2020. The Regulation 14 consultation took place between 1st March and 12th April 2022 where a number of consultation responses were received.

2.2 This stage of the planning process was a statutory consultation exercise which needed to be undertaken prior to submission to the Local Planning Authority. Comments received during this further period of consultation have assisted in producing a final version (Regulation 15) for submission to Shropshire Council along with supporting information. Shropshire Council, as the Local Planning Authority (following submission) will then carry out one final check to ensure the plan and its accompanying information comply with the relevant legal requirements. If satisfied, the Local Planning Authority will place it on their website for a final further six week consultation (Regulation 16), before passing it on to an Independent Examiner who will issue a report on whether or not the Neighbourhood Plan should proceed to a final referendum.

2.3 The Plan at its current stage offers a vision for the future and sets out clear objectives and policies based on previous comments received regarding the Neighbourhood Area. The policies within this Plan will also be subjected to scrutiny by the statutory agencies including;

The Environment Agency;
Natural England; and
Historic England

2.4 These will then be assessed by the agencies through a screening exercise relating to the submitted environmental screening assessments including the Strategic Environmental Assessment (SEA) and the Habitats Regulations Assessment (HRA). If passed by examination, and then supported through referendum, the policies will then have to be taken into account by applicants, developers and the Local Planning Authority when considering development in the Neighbourhood Area. Thus giving much greater weight to the views of the Parish in the decision-making process.

3. How to comment

3.1 The Plan and accompanying Environmental and Habitats Regulations Assessments Reports can be inspected on the Parish Website: <https://www.pontesburyneighbourhoodplan.org.uk> or be emailed to residents and other interested parties on request to clerk@pontesburypc.org.uk

3.2 Paper copies of the plan can be viewed at Pontesbury Pavilion, Pontesbury, SY5 ORF. A paper copy can be made available on request.

3.3 The plan and accompanying documents can also be viewed on the Shropshire Council website: <https://shropshire.gov.uk/planning-policy/neighbourhood-and-community-led-plans/emerging-neighbourhood-plans>

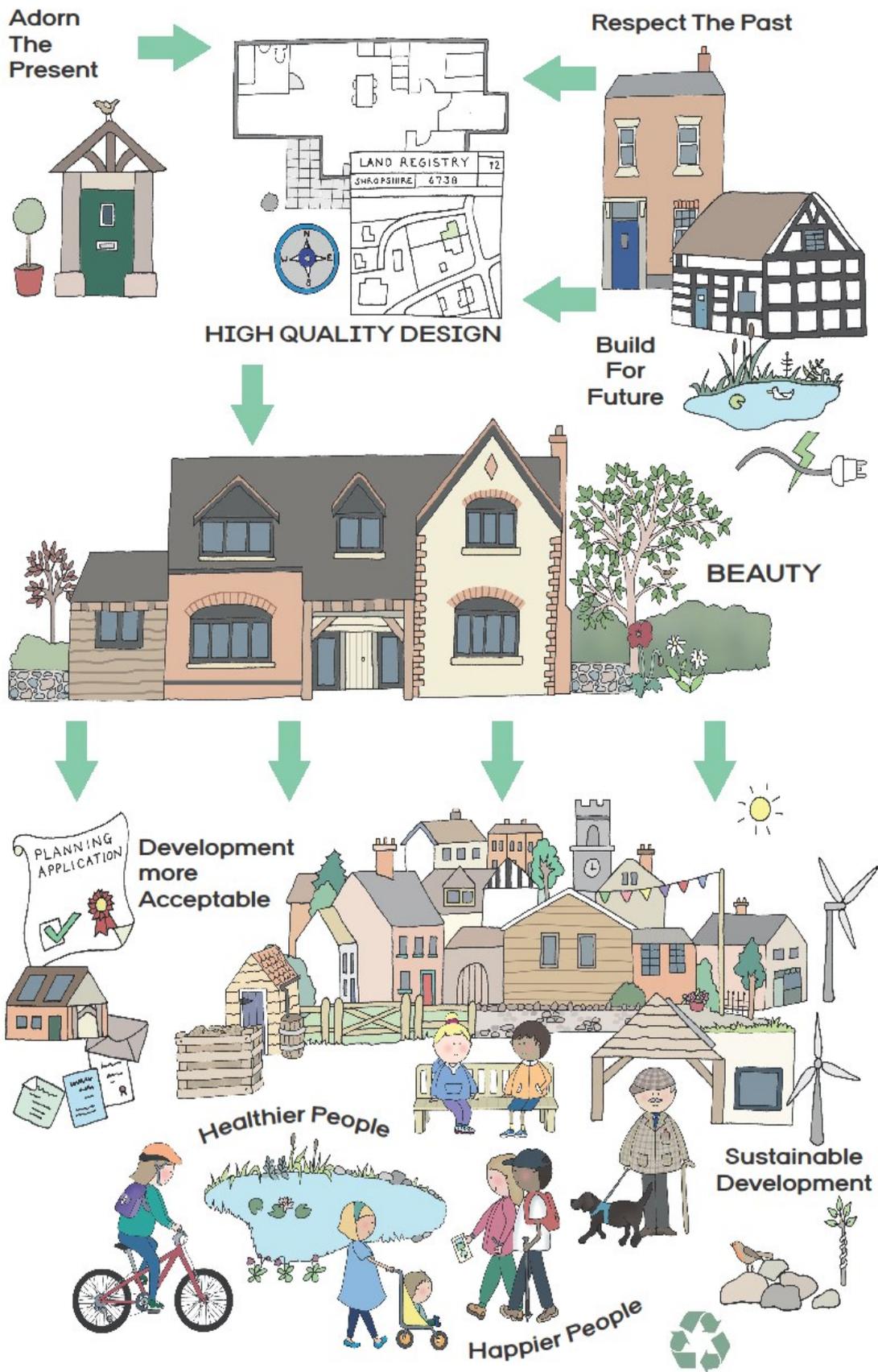


Fig 1. The Importance of Good Design

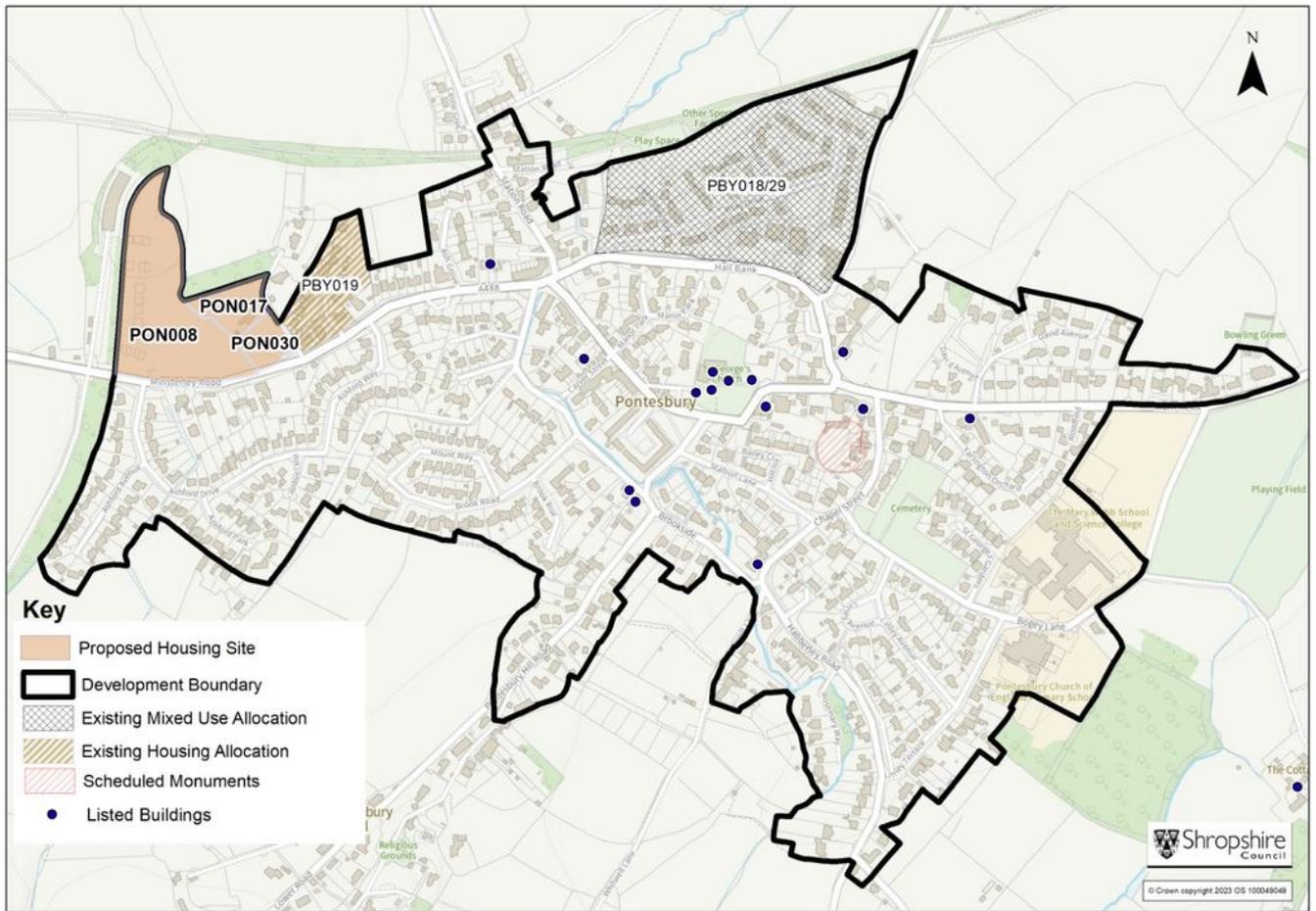


Fig 2. Pontesbury Parish Neighbourhood Plan Area

3. Pontesbury Parish in the Present



3.1 Pontesbury is a large parish in the Rea valley between the Shropshire plain to the north-east and the Shropshire Hills Area of Outstanding Natural Beauty to the south-west. Its eastern edge is a mile from the A5 Shrewsbury bypass, and the busy A488 links the main settlement of Pontesbury with Shrewsbury town centre, seven miles away. Most visitors get their first view of the parish from this road. It also provides most people with their main contact and view of our Parish as they travel through the area.

3.2 The population has grown considerably since the last census in 2011 when it numbered 3,227, with a low population density of one person per hectare. Nearly one quarter of the population is aged over 65: this is significantly higher than county and national averages. It is a relatively prosperous population with low levels of deprivation and 78% of houses owner occupied at the 2011 census.

3.3 In appearance Pontesbury is very rural. The much-loved twin peaks of Pontesford and Earl's Hill dominate the valleys of pastures, cornfields and woods below. This countryside enfolds each village and hamlet. Farming dominates the landscape, with other commercial and industrial activity being largely small scale and unobtrusive. To date, tourism has been low key, having a very limited impact on the landscape.

3.4 Pontesbury village is the commercial and social hub for the parish's population. The estimated population in 2016 was 1,897. For its size, it has an excellent range of services, supporting both villagers and the population of outlying settlements. The village has pre-school nursery, primary and secondary schools, three pubs, a post office, shops, chemist, GP surgery and dentist, library, and eating places. The busy A488 passes through the centre of the village, with a one-way system circling round St George's parish church. Relatively new housing dominates the village centre but there are reminders of its long history near the church and the picturesque ford. The large Hall Bank development, completed in 2021, has significantly increasing the population and is integrating well by providing better shopping, parking and community facilities.

3.5 There are smaller settlements outside of Pontesbury: Habberley, Cruckton, Plealey, Hinton, Arcscott, Asterley, Lea Cross and Cruckmeole. Many are the remnants of past mining communities; hamlets and villages which lack pavements or street lighting but enjoy enviable peace and tranquillity.

3.6 Two outstanding heritage assets of the parish are Earls Hill Nature Reserve, in the care of Shropshire Wildlife Trust, and the conservation area of Plealey, which contains the finest group of historic buildings in the parish, including some exemplary restoration projects and beautiful architectural details. Pontesford has several reminders of the coal and lead industries, including an engine house and smelt works. The distinctive squatter settlement along Pontesbury Hill Road is partly a result of this Victorian industrial activity.

3.7 Although Pontesbury village is mainly a commuter and retirement settlement with fairly easy access to Shrewsbury and Telford, it contains a surprising number of small businesses with nearly 1/5 of the workforce being self-employed. 50% of people use a car to travel to work. The main employers are the four schools and the Malehurst Industrial estate.

3.8 Leisure facilities include Arscott golf course, Pontesbury play area, and public halls at Cruckmeole, Habberley and Pontesbury which host a variety of social and cultural activities. There is a need for more youth facilities. Residents and visitors make good use of the public footpaths and popular cycle routes, with easy access to them from each settlement – an important consideration for future health and well-being.

3.9 As one of the main gateways to the Shropshire Hills AONB, Pontesbury is attracting an increasing number of tourists. Earls Hill is a popular destination.

3.10 For planning purposes, outside of Pontesbury village, the rest of the parish is classified as open countryside, which means that development is strictly controlled. This policy plays a crucial part in safeguarding the rural nature of the area. Maintaining the tranquillity of this countryside is a primary concern for most residents and the main attraction for visitors.

3.11 Consultation has been carried out between December 2018 and February 2019 on the Shropshire Council Local Plan Review until 2038. The review includes a slight modification to the development boundary for the parish and a suggested further 42 dwellings to be built (over and above permissions granted to date). Work has started on the preferred site in Pontesbury village for nearly all of the 42 dwellings and the others are envisaged to be provided by windfall sites. The review does not include preferred sites anywhere else in the parish.

3.12 The Climate Emergency Action Group is working hard to guide our community into a greener future with greater biodiversity, cleaner air, more opportunities for active travel and a lower carbon footprint.

4. Character and appearance of Pontesbury Village

4.1 This sets out the character, appearance and historic interest which together with the back drop of hills make up the distinctive identity of the village which future development should conserve and enhance.



4.2 Screened by hills and woods, and lacking tall buildings, Pontesbury lies unobtrusively on the gentle southern slopes of the Rea Valley. It is a popular residential village with a wide range of services and a gateway to the Shropshire Hills Area of Natural Beauty.

4.3 The rural feel of the village is sustained by abundant hedges, trees, grass verges and the wooded slopes of Pontesford and Earl's Hill. In past centuries Pontesbury was an important local centre for defensive, strategic, religious and industrial reasons, and these have left their mark. The Iron Age hillfort on the summit of Earl's Hill overlooks the whole village.

4.4 The winding 'ring road' formed by Hall Bank, Chapel Street and Brookside probably follows the alignment of the Saxon village defences, which, in turn, were replaced by the Norman motte.

4.5 Industrial activity in the late 18th and 19th Centuries based on coal, lead and stone quarrying have left their mark on house buildings, boundary walls, non-conformist chapels and the large squatter settlement on Pontesbury Hill Road with its haphazard layout.

4.6 Today Pontesbury is quite densely settled, much changed from the much smaller, loosely knit settlement of the 1950's which had wide open spaces and generously-sized house plots. The infilling of these spaces has significantly changed the village character. Within the historic core and spine (along A488), and extending to Station Road and Pontesbury Hill Road, there has been small-scale piecemeal development which has largely retained the unplanned, informal and varied character of the village. Future development should respect this character and not damage it.

4.7 Since the 1950s, most development has taken place in former fields, including Mount Way, Brook Road, Ashford Drive and Linley Avenue, where larger scale development has resulted in the more formal, planned layout typical of that time, with curving roads, crescents and cul-de-sacs but less variety than along the older core and spine.

4.8 Although attractive, these estates lack local distinctiveness and are very similar to those found in suburbs throughout England.

4.9 A special part of the character of the village is the area around the ford with the brook, footbridge, old buildings including the Plough Inn (the only known mediaeval survival), and the old road. Little has changed here since an Appeal Inspector in the 1980s found it 'distinctly attractive', an area where significant development would represent a serious loss to village amenity and character. In view of recent developments, the conclusion of the inspector is even more important today in maintaining the character of the village and its tangible reminders of its long history and former agricultural importance.

4.10 Development in the village since 1950 has resulted in a considerable reduction in views of the church tower and Pontesbury/Earl's Hill, and there has been much less use of traditional local building

materials such as timber, stone and local clay brick. Future building should preserve vernacular styles and materials.

4.11 Consultations with local residents have identified the essential features of Pontesbury's built environment:

4.11.1 **Building styles.** These include a few timber framed buildings, attempts at 'Georgian' symmetry, Victorian buildings with contrasting brickwork, Arts and Crafts villas and modern highly glazed houses. Generally building styles have been conservative with very few examples of ambitious architecture.

4.11.2 **Window variety.** Styles include traditional and modern casements, mullions, dormers, sashes, bays and fanlights. Shapes include square, rectangular, circular and round-headed. Glazing is small or large panes, plate glass with glazing bars - thick or thin, straight or curved. Frames are made of wood, metal or uPVC.

4.11.3 **Materials.** Stone, mainly in the form of rubble stone and often covered by render – was until the late 19th century the most common building material. Today brick in different colours, texture and bonding is the dominant material. Timber framing - once commonplace – is rare on new buildings apart from porches. Roofs were once handmade from local clays (with a lesser use of slate) but largely replaced in more recent developments by machine-made synthetic tiles.

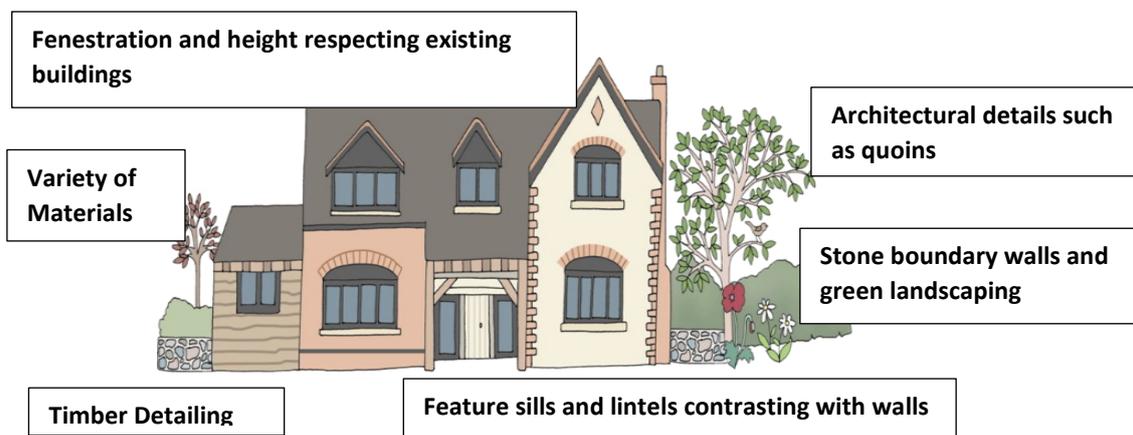
4.11.4 **Architectural details.** These include vertical or horizontal strips of wood in gables, prominent brick details under eaves of front elevation, date and name stone inserts, patterned ridge tiles, decorative chimney stacks, decorative lintels and contrasting cills. Bricks were often used for heads of windows and doorways to provide architectural interest on otherwise simple stone buildings. In contrast, many recent buildings lack interesting details.

4.11.5 **Boundaries.** These vary from hedges, stone, brick, iron railings, wooden panels and fences. Hedges are an important feature of the parish and help to maintain local character.

4.11.6 **Layout.** Side streets and lanes curve away from the main road and there are no long straight streets. Peripheral houses are set back from the road by front gardens but many houses in the historic core are close to the road. The composite illustration on the cover and the drawings of the architectural features (Page 29) convey the character and architectural variety of the village.

4.12 In summary, the built environment is small-scale, partly vernacular and varied. There is a notable absence of buildings over two storeys high, relatively little terraced housing and until recently facades of uninterrupted red brick.

4.13 The house below is an example of how to contribute to local character and beauty.



5. Landscape character of the Parish

5.1 An understanding of the character of Pontesbury Parish can be gained by comparison with other areas. It lacks the dramatic mountains, craggy peaks, high hills or large stretches of water found in the Lake District. Unlike the Fens it does not have extensive areas of flat land, which, unbroken by hedges, permits wide views. Absent are the long, straight wide roads of Mid Northumberland. Fields are small and irregular in comparison with the large fields of East Anglia or the planned, regular pattern of fields established by Enclosure Acts to be seen in parts of East Leicestershire.

5.2 The shallow valley of the Rea Brook permits views of several miles but narrow winding, sometimes sunken, lanes beneath high hedges, an abundance of hedgerow trees and woods means that it is an intimate, often hidden landscape where from many viewpoints there is barely an isolated building or settlement to be seen. Gently rolling lowlands characterise much of the parish. By contrast more dramatic scenery is to be seen to the immediate east and south of Pontesbury village with steep sided volcanic hills, a wooded gorge and more extensive woodlands. There the landscape is highly sensitive to development, forming either the setting or being part of the Shropshire Hills AONB.

5.3 Most of the parish is officially classified as principal settled farmland with land used predominantly for mixed farming. There is a centuries old pattern of relatively small irregular hedged fields where the rate of hedge loss and field enlargement has been considerably less than many parts of England. There is a clustered settlement pattern of at least eight small villages and hamlets such as Cruckton, Habberley, Plealey, Lea Cross, Cruckmeole, Asterley, Hinton and Arscott. These are linked by narrow lanes with a significant number of dispersed farmsteads and wayside cottages.

5.4 Each village/hamlet is clearly separate from other settlements, nestling unobtrusively in the landscape but all having soft boundary between settlement and countryside.

5.5 Flat waterside meadows along the Rea Brook which meanders from west to east through the centre of the parish are subject to flooding and so tend to be lacking in buildings but provide important seasonal cattle grazing with linear tree cover giving some shelter.

5.6 In the extreme south of the parish beyond Habberley, the farmlands provide a more intricate landscape, characterised by a network of winding lanes, scattered farmsteads, smaller irregular fields, more ancient woodlands and some steep slopes.

5.7 The parish is large but the population is small and the elements which make up the landscape are likewise small – hills, woods, fields, roads, buildings, rivers and other areas of water, settlements. Small scale, mainly unplanned, understated, unobtrusive, unspoilt and tranquil – here lies its character, attractiveness and beauty which the Neighbourhood Plan seeks to protect and enhance.

5.8 **Examples of Landscape Character**

5.9 A country lane typical of small scale elements making up our landscape. Note the high hedges hiding the landscape:



5.10 Note trees, hills, hedges, woods, hedgerow trees, farmland and unobtrusive settlements:



5.11 Unspoilt and tranquil wildlife havens:



6. Vision Statement

6.1 This Vision Statement describes how we would like the parish to look by 2038:

Pontesbury Parish Neighbourhood Plan Vision Statement

1. It is 2038 and Pontesbury parish still retains its largely rural character whilst having enhanced the range of services and facilities offered to all age groups. It has safeguarded the much loved rural environment, partly by only a modest population increase, with new development mainly confined to Pontesbury village. Adequate low-cost/affordable housing has met the needs of young people wishing to remain in the parish.
2. Employment opportunities have been created, mainly in the service sector. The attractive landscape of woodlands, hedges, hills and undulating countryside including the AONB has encouraged more visitors, who have provided diversification opportunities for farmers. Increased tree planting and mini-dam projects have reduced flooding risks. Pontesbury Parish has assisted Shropshire Council in their target of being carbon neutral by 2030.
3. The availability of high-speed broadband throughout the parish has aided businesses and helped more people to work from home, contributing to a reduction in commuter traffic along the A488. The hub building with its ultra-fast broadband offers support and development opportunities for new local business.
4. Measures have been taken to alleviate traffic problems including more parking spaces and speed restrictions in residential areas throughout the Parish. Public and community transport initiatives have been implemented. All new houses built in the parish have electric car charging points.
5. Improved leisure facilities have been developed, partly by better use of green spaces and by opening up more waymarked footpaths to allow more residents and visitors to enjoy the attractive rural landscape. The village halls and community hub continue to be well used, providing vital social meeting places and activities for all ages which help to sustain the community spirit and reduce social isolation of elderly/disabled residents. Pontesbury continues to be a Dementia Friendly village. The community hub plays a strong role in providing information and support for local residents.
6. For its size, Pontesbury continues to have a wide range of services which have been sustained by the increased population and growing number of tourists. The rural landscape is still largely maintained by active farming, and is accessible for leisure use.

7. Pontesbury Neighbourhood Plan Objectives

7.1 The following objectives were drawn up from the 2018 Consultation, made available for approval at a drop-in session on 2 July 2019 and refined in light of the responses to the 2020 Questionnaire.

A. Protecting and developing Community Facilities and Services

1. To enhance facilities and services for a vibrant community

B. Landscape and Local Character

1. To conserve the character and beauty of the rural landscape of the parish
2. To conserve the historic heritage of the parish
3. To safeguard amenity views
4. Maintain gaps between settlements
5. Conserve the character of the land adjacent to the A488

C. Provision of adequate and well-designed housing

1. Housing in Pontesbury village which respects variety of styles and materials and existing character.
2. Provision of small sized homes and affordable homes

D. Movement and Transport

1. To support safe, accessible network of roads, cycle ways and footpaths to promote healthier lifestyles and access to the countryside and improve active travel between homes and amenities
2. To improve car parking in Pontesbury

E. Employment and business Opportunities

1. To support small scale economic development including farm diversification which brings landscape benefits

F. Green Environment

1. To protect Local green spaces
2. To protect and enhance natural habitats and wildlife and increase biodiversity
3. To reduce pollution
4. Carbon reduction

8. Why are we preparing a Neighbourhood Plan?

8.1 Neighbourhood Plans form part of the Statutory Development Plan for the area. They are prepared by Parish Councils to promote, guide and control local development and importantly, are used to help determine local planning applications. For the first time, local authorities can have a direct input into the planning process and have an influence on shaping the future of their community based on the views expressed through surveys of the local population and businesses.

8.2 Not all Parish Councils choose to produce a neighbourhood plan. However, in 2016 Pontesbury Parish Council decided that this was an important right to exercise, seeking to ensure the future sustainable development of the settlement by providing detailed planning policies for their area. The move was considered both sensible and appropriate, which will allow flexibility for controlling future development in the Neighbourhood Area.

8.3 Pontesbury Parish Council made the application to Shropshire Council in August the same year under the provisions of the Town and Country Planning Act 1990. Shropshire Council consulted on the proposed area for a period of 4 weeks between September and October 2016. Due to concerns expressed locally, a re-consultation took place for a further four weeks between November and December 2016. Only one response was received to these consultations but this did not object to the principle of using the proposed Neighbourhood Plan Area and therefore did not require further consideration in defining the Neighbourhood Planning area.

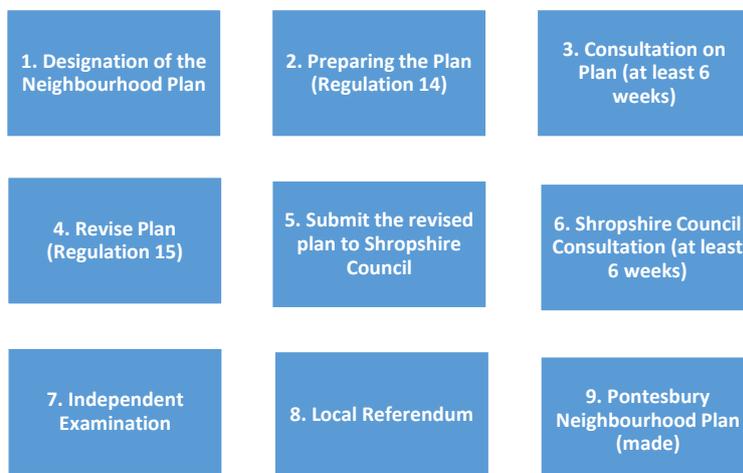
8.4 In response, at Cabinet it was agreed that the Pontesbury Parish Plan Area was an appropriate basis for the development of a Neighbourhood Development Plan and notified the Parish Council accordingly. A formal notice confirmed that the Neighbourhood Plan area was acceptable and was published on 1st March 2017.

8.5 The Parish Council has been preparing this draft Neighbourhood Plan since June 2021. Following consultation with residents and stakeholders, the Neighbourhood Plan will be subjected to external examination before it can proceed to a final referendum of all eligible parishioners. Thereafter, its policies will reflect the aspirations of the majority of the people of Pontesbury who have all had an opportunity to play a part in shaping the future of their Parish.

9. Process of preparing a Neighbourhood Plan

9.1 Neighbourhood Plans have to be prepared in a manner that is appropriate to the procedure set out by the Government. The table below briefly describes these processes:

The Neighbourhood Plan Process



9.2 In accordance with Regulation 14, a six week consultation of the Neighbourhood Planning Regulations 2012 was carried out with Pontesbury Parish residents, businesses and consultative bodies. The point of this consultation period was to give people the opportunity to provide feedback on the first draft of the plan.

9.3 However, the Shropshire Local Plan is currently under review and is about to undergo Independent Examination. This will likely result in changes through required modifications by the Inspector. In this instance, the Parish will consider the implications of these likely changes, as well as considering the representations received during the 6 week Regulation 14 consultation stage. As a result of the Local Plan Examination the Neighbourhood Plan may need to be amended so that it complies with any relevant modifications to Shropshire Council's Local Plan.

9.4 Following both the consultation and required changes, the Neighbourhood Plan was revised to account for updated plans and responses from consultees. In preparation of the Regulation 15 submission, the screening process of both a Strategic Environmental Assessment (SEA) and a Habitat Regulation Assessment (HRA) have been completed concluding that policies within the Neighbourhood Plan do not have a significant effect on the natural environment or a European Site, and thus demonstrating that environmental implications have been considered as part of the preparation process. In addition, both a Basic Condition Statement and Consultation Statement have also been submitted to Shropshire Council.

9.5 At an early stage a decision was taken not to designate particular sites for development and therefore policies were not likely to have significant environmental impacts. The screening statements for both the strategic Environmental Assessment and the Habitat Regulation Assessment concluded that none of the proposed policies within the draft Neighbourhood Plan had the potential to have a significant impact on the natural environment or any European site and therefore could be screened out of the SEA and HRA processes and appropriate assessments were not required.

10. National and Local Planning Policy

10.1 One of the requirements of a Neighbourhood Plan is to account for both National and Local Planning Policy. If the Plan does not comply with both it will fail the basic conditions which are required to be met. This is tested through an independent examination before the neighbourhood plan can proceed to referendum.

10.2 **National Planning Policy.** National Planning Policy is mostly contained within the National Planning Policy Framework (NPPF). This states that the Pontesbury Neighbourhood Plan should “*support the delivery of strategic policies contained in local plans or spatial development strategies*” in this case the Shropshire Local Plan. The Neighbourhood Plan will need to “*shape and direct development that is outside of these strategic policies*”.

10.3 Para 14 of the NPPF considers that “*situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits*” provided the following criteria apply:

10.3.1 the neighbourhood plan became part of the development plan two years or less before the date on which the decision is made;

10.3.2 the neighbourhood plan contains policies and allocations to meet its identified housing requirement;

10.3.3 the local planning authority has at least a three year supply of deliverable housing sites (against its five year housing supply requirement, including the appropriate buffer as set out in paragraph 73); and

10.3.4 the local planning authority’s housing delivery was at least 45% of that required over the previous three years.

10.4 Para 21 considers that “*Strategic policies should not extend to detailed matters that are more appropriately dealt with through neighbourhood plans or other non-strategic policies*”. This means that some policies that are specific to the neighbourhood area are better placed within neighbourhood plans, this could include improvement to local transport networks or control of land within the area.

10.5 The role of Neighbourhood Plans is further expanded in Para 29 stating that “*Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies*”.

10.6 Para 30 continues “*Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently*”.

10.7 When considering the achievement of well-designed places para 125 states that “*Neighbourhood Plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development*”.

10.8 **Shropshire Council Policy.** Shropshire Council’s strategic planning policy is contained in the adopted Shropshire Core Strategy (adopted 24th February 2011) and the Site Allocations & Management of Development (SAMDev) (adopted 17th December 2015).

10.9 The current Shropshire Development Plan is now out of date and therefore the existing Core Strategy and SAMDev policies are under review. Shropshire have now reached the examination stage. An appropriate and sensible approach from this point is to proceed with the Neighbourhood Plan on the basis of the emerging strategy and policies and work closely with Shropshire Council during the preparation of both documents. The Parish Council recognises that it will need to consider implications arising from the examination of the Local Plan and that they may need to pause the Neighbourhood Plan process to take these into account.

10.10 The Core Strategy sets out Shropshire Council's vision, strategic objectives and the broad strategy to guide future development and growth in Shropshire during the period up to 2026. Shropshire's SAMDev sets out proposals for the use of land and policies to guide future development in order to help deliver the vision and objectives of the Shropshire Core Strategy.

10.11 The purpose of the Shropshire Local Plan Review (2016-2038) is to update elements of the current Development Plan and to make sure that Shropshire can respond flexibly to changing circumstances in line with the NPPF. The Review includes consideration of housing numbers (including the objectively assessed need), employment land requirements, and the distribution of development and review of Green Belt boundaries as part of the consideration of strategic options to deliver new development.

10.12 However, at the time of preparing this Neighbourhood Plan the relevant Shropshire Development plan is the Core Strategy and the SAMDev.

10.13 **Emerging Shropshire Local Plan.** The Emerging Shropshire Local Plan in Policy SP2 Strategic Approach considers that the production of Neighbourhood Plans will be supported and can identify development opportunities which will complement proposals in the Local Plan. The policy also considers that where appropriate Neighbourhood Plans can also identify additional Community Clusters.

10.14 Policy SP3 supports the prioritisation of active travel through the creation and enhancement of walking and cycling links within and between new developments and new developments to existing neighbourhoods and community facilities.

10.15 Policy SP6 looks to ensure the health and well-being of individuals, communities and place. This will be achieved by ensuring the quality of life and delivery of community well-being, through the use of land' type of development; the safeguarding, maintenance and improvement of community facilities and services; and by ensuring that the form, design, location and layout of new development enhances community well-being.

10.16 Policy SP7 in relation to housing development, will support development of housing in addition to the allocations set out in policies S1-S20 (S12 Minsterley and Pontesbury), there will be positive consideration of other sustainable housing development where this does not conflict with the policies of the Local Plan. The policy reiterates that additional housing development which would support the reuse of disused land or premises within settlement development boundaries as shown on the Shropshire's policies map will be supported.

10.17 Policy SP8 considers that community hubs are significant rural service centres and the focus for development in the rural area. As such appropriate development will need to positively respond to design criteria and policies identified within relevant Neighbourhood Plans and Community Led Plans.

10.18 Within the rural area, the Shropshire Plan identifies Community Hubs and Community Clusters as the focus for new development within the rural area (Policy SP10 Managing Development in the Countryside).

10.19 The Shropshire Local Plan also looks to manage and support town centres (Policy DP9), aiming to maintain and enhance the vitality and viability of Shropshire's network of Town Centres and High Streets in

line with national policy. The policy goes onto support the provision of neighbourhood based local shopping and other community facilities will be supported where this will help consolidate and improve existing provision.

10.20 Policy DP14 Green Infrastructure expands on Shropshire's vision to improve and expand the green infrastructure network as an integral part of open space provision. All new development will need to ensure that they enhance existing green infrastructure assets and extends the green infrastructure network in accordance with the Shropshire Green Infrastructure Strategy, whilst also regarding Neighbourhood Plans and other relevant local strategies.

10.21 DP28 looks to improve communications and transport network in the borough, looking to widen travel and transport choices and improve connectivity and accessibility.

10.22 It is considered that local travel options play an essential role in influencing travel behaviour including footways cycle ways (including the National Cycle Network), public rights of ways, bridleways and the canal network especially within or close to settlements.

10.23 Policy S12 is particular relevant considering the development strategy for Minsterley and Pontesbury Community Hubs. The policy states that both Minsterley and Pontesbury will act as community hubs and will receive development to support their function as Community Hubs which provide services and facilities to serve the needs of the broader Place Plan area. The residential development guidelines for the Pontesbury Community Hub is around 175 dwellings.

10.24 New residential development will be delivered through the saved SAMDev residential and mixed-use allocations and the Local Plan residential site allocations. These allocations will be complemented by appropriate small-scale windfall residential development within the development boundaries for Pontesbury shown on the Policies Map where it is consistent with Community Hub Policy SP8 and other relevant policies of this Local Plan.

10.25 New small-scale windfall employment development within Pontesbury, where it is again consistent with Community Hub Policy SP8 and other relevant policies of this Local Plan.

10.26 Development proposals will be expected to positively respond to policies and guidelines identified within relevant community-led plans and any masterplans that are adopted by Shropshire Council.

10.27 Mitigation measures will be required to remove any adverse effect from increased recreational pressure arising from development in Pontesbury on the integrity of the Stiperstones and Hollies SAC in accordance with Policies DP12, DP14 and DP15. Mitigation measures for recreational impacts are identified in the Local Plan Habitats Regulation Assessment (HRA) and supporting documents.

11. Consultation and Engagement

11.1 The Pontesbury Neighbourhood Plan is a community led plan that derives from the vision and objectives of people who live within the neighbourhood area. From the outset the Parish were determined that residents be kept informed and have an opportunity to inform the content of the plan. Communication and consultation in a variety of forms have played a major part in developing the Pontesbury Neighbourhood Plan.

11.2 Following the approval of the designated area, the Steering Group issued and analysed an initial short questionnaire at a variety of venues with nearly 400 responses in 2019 which then enabled them to draw up a draft version of a Vision for Pontesbury. Following this the draft objectives for achieving this vision was published.

11.3 In the spring of 2020, The Steering Group pooled all of this information and put them in the form of a questionnaire. This was distributed to each household to gauge the community's approval and thoughts on the work completed to that point. A total of 1, 400 forms were sent out to households within the parish.

11.4 The survey was intended to be a household one, where the views of everyone in that household were combined into one response but extra forms could be obtained if requested or obtained or views submitted online. With the online system, the answers were not 'locked in' until the respondents clicked 'Submit' at the very end of the survey. A 'Back' button allowed returns to earlier sections in the questionnaire if the respondent felt the need to make changes.

11.5 The online survey also offered a 'Restart' button to allow the respondent to discard all previous answer to begin the questionnaire again.

11.6 The deadline to complete the survey was 31st July 2020 but it stayed open until the beginning of September whilst paper submissions were being processed and to encourage further responses, if respondents missed the deadline.

11.7 A total of 38 questions were included with the survey covering a number of key themes, the first two questions were a quick analysis on the draft vision statement, published by the Parish before covering the following themes:

- 11.7.1 Rural Landscape and Open Spaces
- 11.7.2 Protecting / Developing Community Amenities
- 11.7.3 Provision of Adequate Housing
- 11.7.4 Movement and Transport around the Parish
- 11.7.5 Employment and Business Opportunities

11.8 The final five questions looked to explore the age range of the members of each responding household and where in the Parish these were located. In order not to duplicate this information the survey asked if the response was the only one for their household and if not, the survey asked respondents not to fill this part in twice.

11.9 **Summary.** Out of a total of 330 responses received, 125 were submitted online and 205 responses were transcribed and added to the online responses into specialist software for analysis. The overall response rate was 24%.

11.10 Of the survey forms distributed:
5 came back as undeliverable;
1 form came back entirely empty; and
3 of the Freepost envelopes contained other documents (e.g. Council Tax Application) instead of a completed survey form.

11.11 The Regulation 14 draft Pontesbury Neighbourhood Plan was submitted to a wide range of consultees and all households within the parish as detailed in the Consultation Statement. The consultation ran from 1st March 2022 to 12th April 2022 and over 140 responses were received and numerous amendments made to the draft plan. Further information on all consultations undertaken during the preparation of the Neighbourhood Plan may be seen at www.pontesburyneighbourhoodplan.org.uk

12. Technical Evidence

12.1 A great deal of additional technical evidence has been collated by the Parish Council in preparing this first draft of the Neighbourhood Plan. This has been drawn from Shropshire Council sources; in particular, information compiled during the preparation of the emerging Local Plan Review and contributing to its extensive evidence base

13. Strategic Environment Assessment

13.1 The content of a Neighbourhood Plan will be informed by a wide range of evidence. Strategic Environmental Assessments (SEA) where required, can provide a key component of the evidence base.

13.2 SEA's are required by the Environmental Assessment of Plans and Programmes Regulations 2004 and the Habitats Regulations (Conservation of Habitats and Species Regulations 2017)¹. SEA's are more likely to be necessary if both of the following two elements apply:

13.2.1 A Neighbourhood Plan allocates sites for development (for housing, employment etc.) and;

13.2.2 The neighbourhood area contains sensitive environmental assets (e.g. a Site of Special Scientific Interest (SSSI) or an Area of Outstanding Natural Beauty (AONB)) that may be affected by the policies and proposals in the Neighbourhood Plan.

13.3 In light of the above, it is very unlikely that a Neighbourhood Plan would require an SEA if the plan is not allocating land for development for development is more likely to generate physical changes which lead to significant effects.

13.4 Another element of the Basic Conditions relates to Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora, often referred to as the Habitats Directive. Under the Habitats Regulations which implement the Directive, an assessment referred to as an appropriate assessment must be undertaken if the plan in question is likely to have a significant effect on a European protected wildlife site.

13.5 For the SEA to be an effective process which adds significant value to plan making, it is vital that a Neighbourhood Plan is screened at the appropriate time.

13.6 The Neighbourhood Plan should be screened as soon as there is sufficient information available to consider whether the proposed content of the plan or its likely intent are likely to lead to significant effects. A draft Screening Report has been prepared and is published for consultation alongside the draft Neighbourhood Plan.

13.7 The screening report, should be sent to the three statutory consultees for SEA these include: the Environment Agency, Historic England and Natural England². There is no timescale set out in the SEA Regulations for this consultation period; a period of five weeks is generally considered to be a suitable timeframe given other consultation provisions within the SEA Regulations.

13.8 The NP policies were devised to reflect the views of the Parish. They will be taken into account when decisions are made about new development through the planning process. All policies in the National Planning Policy Framework, Shropshire Local Plan and Neighbourhood Plans will be considered when Shropshire Planning Authority decides whether to approve an application.

¹ These regulations will continue to apply unless new legislation is introduced to withdraw or amend them.

² As set out by Regulation 4 of the SEA Regulations. The role of the statutory consultees within SEA is to bring their individual environmental expertise to the assessment process. Note: statutory consultees are not required to respond to screening requests. Limited resources mean they may need to prioritise the plans they engage with in detail based on an assessment of risk.

14. **Policies**

14.1 In order to meet the Objectives above, the following Policies have been developed:

A. Community Facilities and Services

COM1 Community Facilities and Services

B. Landscape and Local Character

LAN1 Landscape Character

LAN2 Conservation of the Parish's Historic Heritage

LAN3 Safeguard Amenity Views

LAN4 Avoid Coalescence of Settlements

LAN5 Conserve Character of the Land adjacent to the A488

C. Housing and Design

HOU1 Housing Design in Pontesbury Village

HOU2 Meeting Housing Needs in Pontesbury Village

D. Movement and Transport

MOV1 Public Rights of Way and Links

MOV2 Parking

E. Employment and Business

EMP1 Small-Scale Employment and Farm Diversification

F. Green Environment

GRE1 Local Green Spaces

GRE2 Protection and Enhancement of Biodiversity

GRE3 Pollution

GRE4 Carbon Reduction

GRE5 Community Renewables

15. Community Facilities and Services

15.1 The Pontesbury Parish Neighbourhood Plan has developed the following Objective relating to Community Facilities and Services:

Objective A1: To enhance facilities and services for a vibrant community.

15.2 In pursuit of this objective, the Parish Council has developed the following Community Facilities and Services Policy:

Policy COM1 (Community Facilities and Services):

1. Proposals for the enhancement or protection of community facilities and services will be supported.
2. Changes of use or redevelopment of community facilities and services will be supported where:
 - The proposed use will provide equal or greater benefits to the community, and
 - Any replacement facilities and services are built in sites which are accessible by public transport, walking and cycling, and have adequate car parking, or
 - Evidence is provided to demonstrate that the facility or service is no longer required.
3. Proposals for new community facilities and services in appropriate locations will be supported, particularly if they contribute to the health and wellbeing of the public.

Table 1. Community Facilities and Services in Pontesbury Parish

This table provides examples of the community facilities and services in Policy COM1 which can be found within the neighbourhood area / parish:

Community Facilities and Services in Pontesbury Parish		
Public Hall (Memorial Hall)	Parish pubs ³	GP Surgery
Pavilion Community Hub & Library, including Police office	Connections: Shops and Tea Room	Restaurants and take-away food facilities ⁴
Primary and Secondary Schools	Hair dressers	Dentist
Pontesford Hill Car Park	Cliffdale Nursing Home	Severn Farm Machinery
The Co-operative shop	Hignett's Shop, Pontesbury	Wynstay Farmers
Post office	Pharmacy	Earl's View Fishery, Cruckton
Parish Churches ⁵	Childcare Nursery	Plealey Fishing Pools

³ The Nag's Head, The Plough Inn, The Horseshoes Inn, Mytton Arms

⁴ Village Fish and Chip Shop, Zenna Chinese, Fairwood Chinese, Lea Cross Tandoori, Balti Spice

⁵ St George's Church, Pontesbury Congregational Church, Pontesbury Methodist Church, Pontesbury Baptist Church, St Mary's Church, Habberley

Cruckton Hall School (Fitzroy Academy)	Dr Brown's Hill Farm Project, Pontesbury	Garage and vehicle repair - Plough Garage
Cruckton Village Hall, Cruckmeole	Polemere Nature Reserve	Budget Skips and Recycling Yard, Cruckmeole
Arscott Golf Course	Storage Master, Pontesbury	Lower Mill Kennels, Pontesford
Longmynd Travel, Lea Cross	Allcare Nursing, Pontesbury	

15.3 Evidence and justification

15.4 In all consultations with the public in relation to both the Neighbourhood Plan and the Local Plan, there was significant concern that community facilities should be retained in order to keep the Parish a viable and active community. The majority of respondents to the Neighbourhood Plan Questionnaire use at least one of the parish amenities throughout the year, with well over three quarters of respondents using shops at least weekly, and over 50% of respondents made suggestions about new facilities and amenities that they would like to see in the parish. The vast majority of NP Questionnaire respondents support the concept of encouraging new businesses and amenities to be developed and also support the idea of more small campsites and B+B facilities, and proposals to encourage visitors to use local facilities and services.

15.5 The Local Plan recognises the importance of community facilities in the rural area and stresses that it is especially important that these facilities are protected. The Neighbourhood Plan seeks to build on this approach by identifying and seeking to protect the relevant facilities in the Parish.

15.6 Changes to the Permitted Development Rights laws concern 'Change of Use' from one class of use to another, including from Business to Residential, subject to various restrictions and requirements⁶, and not in Conservation Areas or Listed Buildings, albeit that there are limitations to the size of properties which can be converted without Planning Permission. The Parish Council seeks to preserve and enhance all amenities in the Parish and will work closely with SCC and potential developers to achieve this goal.

15.6 This policy conforms to:

Local Plan policies: Policy SP1 The Shropshire Test; SP10 Managing Development in the Countryside; SP12 Shropshire Economic Growth Strategy; SP13.7 Delivering Sustainable Growth and Enterprise; DP9.8 and DP9.9 Managing and Supporting Town Centres; DP10 Tourism, Culture and Leisure; DP14 Green Infrastructure; DP15 Open Space and Recreation.

NPPF paragraphs: 7, 9, 16, 20, 28, 70, 84d, 187.

⁶ Prior Approval required from SCC concerning: Transport and Highways Impacts; Contamination and Flooding Risks; Impact of Noise on potential occupiers. There is a 150m² limitation on the size of the property, and all rooms in the new residence must have natural light.

https://www.planningportal.co.uk/info/200130/common_projects/9/change_of_use/2

16. Landscape and Local Character

16.1 The Pontesbury Parish Neighbourhood Plan has developed the following Objective relating to Landscape and Local Character:

Objective B1. To conserve the character and beauty of the rural landscape of the parish

16.2 In pursuit of this objective, the Parish Council has developed the following Landscape and Local Character Policy:

Policy LAN1 (Landscape Character):

1. Development in the parish outside the Pontesbury village development boundary (Figure 4) will be supported which maintains or where possible enhances the landscape character of the parish.
2. Development proposals likely to have a significant impact on the rural character of the neighbourhood area should demonstrate how this has been taken to account by the proposal.

16.3 Evidence and justification

16.4 In the 2018 Questionnaire, the most popular response (137) to what people liked about living in Pontesbury Parish was the “open countryside” with a significant number specifying “views to the hills”.

16.5 In the 2020 Consultation 86% of the respondents agreed with the draft vision statement which “safeguarded the much loved rural environment”.

16.6 The Landscape Character statement (Parts 4 and 5 of the Plan) is based on Shropshire Council’s “Landscape Assessment” which describes most of the parish as “Principal Settled Farmland”

16.7 Comparison of historic Ordnance Survey maps of the 1950’s with the present landscape reveals a relatively high rate of hedge and field boundary retention.

16.8 Gillespie’s Landscape and Visual Sensitivity Assessment undertaken as part of Shropshire’s Local Plan Review included Pontesbury village and looks at landscape character and visual amenity identifying how sensitive each is to change by development, in particular housing and employment.
<https://www.shropshire.gov.uk/media/11388/pontesbury-lvss.pdf>

16.9 Shropshire Revised Local Plan SP10 (Managing Development in the Countryside) requires development to “maintain or enhance countryside vitality and character.”

16.10 NPPF’s environmental objective as part of sustainable development requires development to protect and enhance our natural, built and historic environment.

16.11 The policy will assist in passing on an enhanced heritage to future generations rather than a depleted one.

16.12 The Pontesbury Parish Neighbourhood Plan has developed the following Objective relating to Landscape and Local Character:

Objective B2: To conserve the historic heritage of the parish.

16.13 In pursuit of this objective, the Parish Council has developed the following Landscape and Local Character Policy:

Policy LAN2 (Conservation of the Parish's historic heritage):

Development will be supported which:

- a. involves the residential conversion with minimum alteration or rebuilding of heritage assets in accessible locations close to services and facilities

- b. involves development in or adjacent to Cruckton village which respects the historic environment associated with Cruckton Hall, including:
 - the existing Home Farm boundary walls, trees and road alignment
 - the linear shape of the village and pattern of the footpaths and, where appropriate, uses designs which draw inspiration from the six County Council small holdings set up after the break-up of the Cruckton Hall Estate

16.14 Evidence and justification

16.15 The 2018 consultation revealed that the most popular response to the enjoyment of life in the parish was the countryside and rural feel. Over 150 respondents wished to protect and maintain the existing countryside to which heritage assets make a strong contribution with historic farmhouses, farmsteads, agricultural features and the remains of rural industries figuring prominently in the list of hundreds of heritage assets in the parish. (116 designated and 382 non designated).

16.16 Outside the smelt works and engine house in Pontesford there are few prominent or obvious visual reminders of mid Victorian times when Bagshaw's Directory noted a 'great proportion of the labouring classes' in our parish were employed in lead, coal and quarrying industries. Remaining industrial features are therefore important visual reminders of this very different but significant part of the history of Pontesbury Parish.

16.17 The character of Cruckton village is heavily influenced by the historic contribution of the Cruckton Hall Estate with evidence of its influence contained in its sale catalogue of 1929.

16.18 Revised Local Plan DP23 'Conserving and enhancing the Historic Environment' section 6 supports proposals which appropriately conserve or enhance the significance of heritage assets.

16.19 Revised Local Plan SP10 'Development in the Countryside' supports residential conversions in suitable sites and the sustainable reuse of buildings with heritage significance.

16.20 NPPF section 16 relating to the historic environment states that historic assets are an 'irreplaceable resource and should be conserved in a manner appropriate to that significance so that they can be enjoyed for their contribution to the quality of life of existing and future generations.'

16.21 The Pontesbury Parish Neighbourhood Plan has developed the following Objective relating to Landscape and Local character:

Objective B3: To safeguard amenity views

16.22 In pursuit of this objective, the Parish Council has developed the following Landscape and Local character Policy:

Policy LAN3 (Safeguard amenity views):

1. Development will be supported which respects the following highly valued amenity views by demonstrating how the key features of the view have been safeguarded so that the view can continue to be enjoyed. The views and their key features are identified in Annex A.

View 1	Plealey Village
View 2	Cruckton Terrace
View 3	Arscott Golf Course
View 4	Field beyond Pontesford Hill car park
View 5	Grove Lane, Pontesbury
View 6	Pontesbury Hill Road

16.23 Evidence and justification

16.24 Each view has been supported by local people living close to the designated view. Views have been chosen not just for their intrinsic value but because they are easy of access (near a road) or in the case of view 3 a few minutes easy level walking, and shown at Appendix A. These criteria ensure that each view is enjoyed by significant numbers of people whether as a backdrop to everyday life or as part of a recreational walk.

16.24.1 Safeguarding view 1 provides an extra layer of protection for the setting of Plealey Conservation Area.

16.24.2 View 2 is one of the several outstanding views along the elevated Cruckton Terrace identified in the Parish Handbook as a Top 10 place to visit in the Parish.

16.24.3 View 3 is a low level panoramic view, ideal compensation for those who do not wish to make the steep climb to the top of Earl's Hill which has a truly outstanding view of the whole parish which already enjoys three levels of protection.

16.24.4 View 4 provides an immediate and striking view of the beauty of the AONB on exiting the popular car park at Pontesford Hill.

16.24.5 View 5 provides an excellent view into the Shropshire Hills AONB on a popular route from Pontesbury Village to the AONB.

16.24.6 View 6, Pontesbury Hill, is one of the views recommended for protection in the Shropshire Landscape and Visual Sensitivity Assessment.

16.25 The art historian Kenneth Clark wrote that excepting love, nothing else unites people of all kinds than their pleasure in a good view.

16.26 The draft Revised Local Plan states in DP17 – Landscape and Visual Amenity - that development should safeguard visual amenity in Shropshire.

16.27 GLVIA3 defines visual amenity as “The overall pleasantness of the views people enjoy of their surroundings which provide an attractive setting for people as they go about everyday activities whether at work, play or travelling through an area.

16.28 NPPF2021 paragraph 130(F) “Planning policies should ensure that development is sympathetic to landscape setting” and paragraph 130(F) planning policies should promote “health and well-being”.

16.29 The Pontesbury Parish Neighbourhood Plan has developed the following Objective relating to Landscape and local character:

Objective B4: To maintain gaps between settlements

16.30 In pursuit of this objective, the Parish Council has developed the following Landscape and local character Policy:

Policy LAN4 (Avoiding coalescence of settlements):

1. Development proposals should protect the separate identity of and contribute to maintaining the gaps between the settlements of Cruckmeole and Hanwood and Pontesbury and Minsterley (Appendix B).

16.31 Evidence and justification

16.32 Community consultation regarding preferred development sites for the current Shropshire local Plan revealed a desire to keep Cruckmeole physically separate from Hanwood and this was acknowledged when the proposed development site at the western edge of Hanwood was reduced in size to allow a larger gap between the site and houses in Cruckmeole. Regulation 14 consultation responses strongly supported this separation.

16.33 Pontesbury and Minsterley villages are in separate parishes with the latter having a visual distinctiveness in terms of large industrial buildings compared to the more residential ambience of Pontesbury.

16.34 NPPF Paragraph 185C - development should contribute to local character and distinctiveness.

16.35 Shropshire revised Local Plan SP10 'Managing Development in the Countryside'

16.36 The policy will help to maintain the individual settlement identities and geographical separateness. Maps showing the gaps between settlements are shown in Appendix B.

16.37 The Pontesbury Parish Neighbourhood Plan has developed the following Objective relating to Landscape and local character:

Objective B5: To conserve the character of the land adjacent to the A488

16.38 In pursuit of this objective, the Parish Council has developed the following Landscape and local character Policy:

Policy LAN5 (Conserve character of the land adjacent to the A488):

1. Development along the A488 between Cruckmeole and Pontesford should maintain or enhance the landscape character of the land bordering the road, respecting the sporadic distributions of buildings.

16.39 Evidence and justification

16.40 In the 2020 questionnaire 97% of the respondents wanted protection for views towards the Area of Outstanding Natural Beauty.

16.41 In the 2018 questionnaire the most popular response [137] to what people most liked about living in Pontesbury Parish was "the open countryside", with a significant number specifying "views to the hills".

16.42 There are three strands to the character of the land adjacent to the A488.

The A488 runs through the centre of the parish with views of, and close proximity to, Shropshire Hills AONB to which the road provides an attractive approach.

The area adjacent to the A488 is characterised by hedges, hedgerow trees, ample green verges and very sporadic settlements.

It is part of the wider landscape of the Rea Valley defined as principal settled farmlands as outlined in the Landscape Character of the Parish statement. This policy aims to prevent significant damage to these characteristics.

16.43 NPPF Paragraph 8C "protect natural / built environment"

16.44 Shropshire revised Local Plan SP10 Managing Development in the countryside "to maintain or enhance countryside character"

16.45 For most residents and visitors the perception of Pontesbury Parish as an unspoilt rural environment of treed hedgerows, woods, rolling farmland and a backdrop of hills is gained from travelling along its main traffic artery, the A488.

16.46 The current gaps between buildings permit several opportunities to see the iconic view of the Parish towards Pontesford and Earls Hills.

16.47 The policy is designed to prevent uncharacteristic ribbon development.

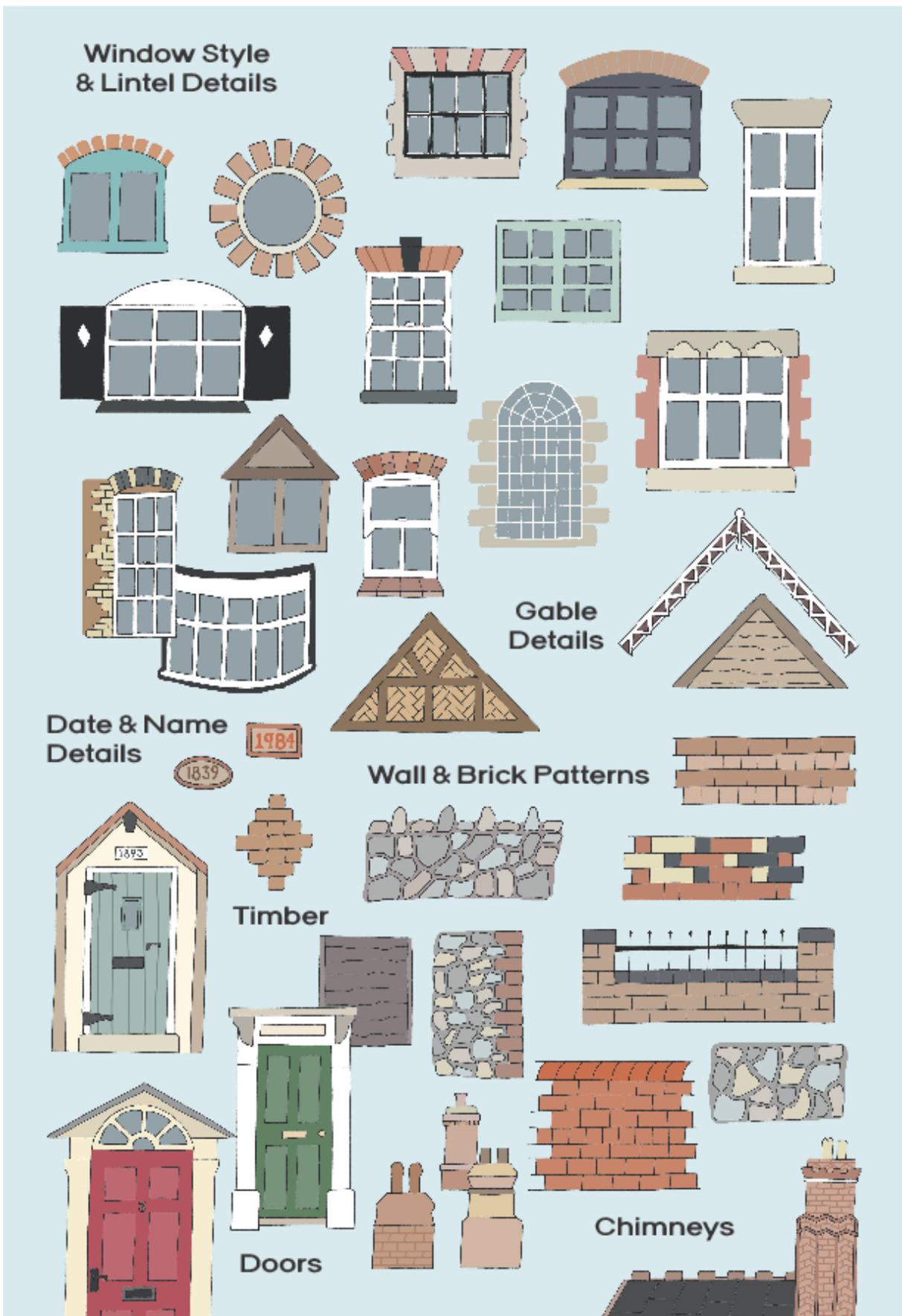


Fig 3. Architectural Details in Pontesbury

17. Housing and Design

17.1 The Pontesbury Parish Neighbourhood Plan has developed the following Objective relating to Housing and Design:

Objective C1: New housing in Pontesbury village respects variety of styles and materials.

17.2 In pursuit of this objective, the Parish Council has developed the following Housing and Design Policy:

Policy HOU1 (Housing design in Pontesbury village):

1. New development within the boundary of Pontesbury village (Figure 4) will be supported which demonstrates high quality design by maintaining and enhancing the character/appearance, beauty and historic interest of the village.
2. Important design aspects which require a sympathetic response include:-
 - General village characteristics in terms of layout and greenery.
 - Maintaining views of church tower and hills
 - Inclusion of some of the existing architectural details, especially window design, doorways and chimneys.
 - Variety of materials in treatment of boundaries and buildings without creating an over fussy appearance. A predominance of brick is acceptable with building variety being achieved through colour, texture and bonding. Village distinctiveness is strengthened by use of stone in boundary walling: and
 - Maintaining a village feel by breaking down larger scale development into distinct areas and including a focal point, such as a green, where appropriate.

17.3 Evidence and justification

17.4 The 2020 Questionnaire Q12 showed significant majority support for a variety of house design in keeping with local / nearby properties. A frequent comment to recent housing applications in the Parish has been a perceived lack of respect for the character of neighbouring buildings.

17.5 The revised Local Plan stresses the importance of development maintaining and enhancing the character, appearance and historic interests of a local area and this policy is designed to provide these local details. The Living with Beauty report of the 'Building Better' Commission 2020 stresses that new development should be designed to fit in with the texture of a place and that it should be an improvement of that place.

17.6 This conforms with NPPF section 12 paragraphs 125/129 which states that beautiful and sustainable buildings are fundamental to the planning process, should be visually attractive as a result of good architecture, layout and appropriate landscaping.

17.7 The policy conforms with Shropshire Local Plan SP5 [High Quality Design], SP6 Health and well-being.

17.8 The policy will strengthen the distinctiveness of settlements, a sense of belonging and help to redress the recent loss of local character in Pontesbury village.

17.9 The Pontesbury Parish Neighbourhood Plan has developed the following Objective relating to Housing and Design:

Objective C2: To enable the provision of small sized homes and affordable homes

17.10 In pursuit of this objective, the Parish Council has developed the following Housing and Design Policy:

Policy HOU2 (Meeting housing needs in Pontesbury village):

1. Small infill developments of four homes or fewer within Pontesbury village development boundary (Figure 4) will be supported if one or more homes are suited to the needs of younger or older generations subject to clear local evidence of housing need.

Pontesbury Development Boundary (Fig.4)



17.11 Evidence and justification

17.12 The January 2020 Right House Right Place report commissioned by Shropshire Council for Pontesbury village noted that 41% of those contemplating moving wanted to downsize to a bungalow or detached house, with 2 bedrooms being the most popular choice. 12 people wanted a starter home or self-build and 15 required an affordable home to buy (regarding the latter the NP believes that the various affordable schemes in the revised local plan will meet this need.)

17.13 The 2020 questionnaire recorded a similar need for small bungalows with 227 indicating it was their preferred type.

17.14 The 2 surveys reflect a higher percentage of residents over the age of 65 compared with Shropshire and national figures.

17.15 NPPF paragraph 50 states "plan for a mix of housing based on needs of different groups."

17.16 Shropshire revised local plan DP states "a mix of dwellings to meet the identified needs of local communities".

17.17 Revised Local Plan DP3 – D7 deal with different schemes for affordable houses including an increased percentage of affordable homes for new developments in Pontesbury.

17.18 In view of the limited space for development within Pontesbury, the small remaining quota of houses to be built by 2038 and DPI covering sites of five or more houses the above policy is both complementary and appropriate. The policy will enable more local people to remain in the Parish and homes for the elderly especially bungalows will allow more people to remain in their own homes. As the Revised Local Plan makes extensive provision to expand the number of affordable homes, the Neighbourhood Plan regards this as adequate provision for future affordable homes.

18. Movement and Transport

18.1 The Pontesbury Parish Neighbourhood Plan has developed the following Objective relating to Movement and Transport:

Objective D1: To support a safe, accessible network of roads, cycle ways and footpaths to promote healthier lifestyles, access to the countryside and improve active travel between homes and amenities.

18.2 In pursuit of this objective, the Parish Council has developed the following Movement and Transport policy:

Policy MOV1 (Public Rights of Way and links):

Developments that seek to enhance / improve Public Rights of Way (PROW), including pedestrian and cycle links will be supported. This includes proposals that:

- protect and maintain the existing PROW to provide easy, accessible traffic-free routes for non-motorised users, including mobility scooters, throughout the local area and to improve active travel links between homes, services and amenities.
- upgrade of pathways to allow access to the countryside for everyone, including people with reduced mobility.
- provide access points for all forms of active traveller to an existing PROW or area of public access (including the Council owned stretch of dismantled railway north of Pontesbury (Fig 5) or the Thieves Lane Bridleway east of Cruckton (Fig 6).

18.3 Evidence and justification

18.4 Transport plays an important role in supporting economic growth and enhancing a community where people want to live, work and play. It is also essential in achieving sustainable development and ensuring safe accessibility at various levels for all individuals. The Neighbourhood Plan Survey reiterated respondents support for good public transport to serve the needs of the people travelling to and from work without a reliance on private transportation. New and ongoing challenges such as global warming have highlighted the opportunities that transport modes can have in helping the parish seek a carbon neutral approach, as well as showing us the importance of our surrounding area and ways of travel between our communities. Protection and maintenance of our existing Public Rights of Way (PROW) enhances access to the local countryside, which is agreed as key to improving wellbeing and supporting mental health. For clarity, PROW as used in MOV1 include footpaths, bridleways and restricted byways.

18.5 The importance of the interconnectivity in our neighbourhoods and continued access to the open countryside are regarded as high priority by the community of Pontesbury with 95% of respondents using PROW on a frequent or occasional basis. The Neighbourhood Plan aims to protect the existing network of PROW and take opportunities to enhance existing provision by creating new links where possible, in order to promote outdoor activities and provide outlets to improve physical and mental health.

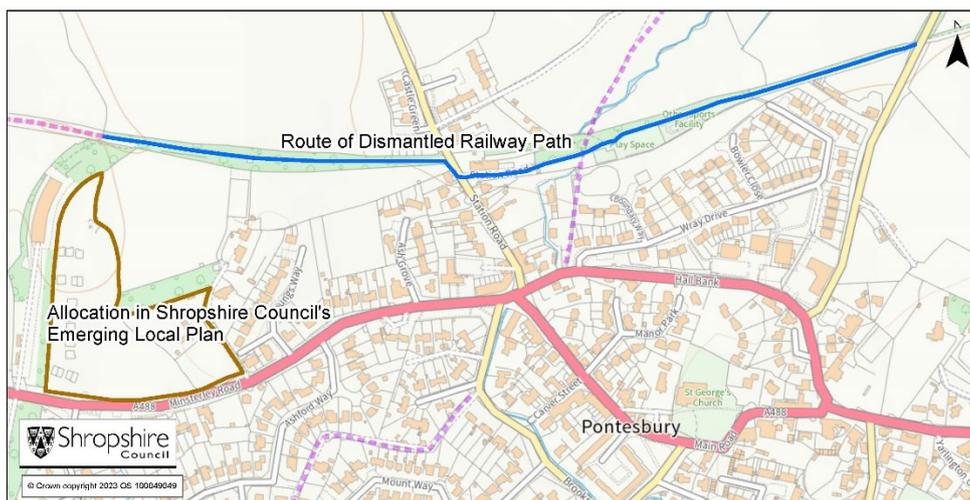


Fig 5. Route of dismantled railway and proposed development area



Fig 6. Route of Thieves Lane Bridleway

18.6 Respondents to the survey were keen to see PROW kept open and in good condition (96%) with most (95%) agreeing that well marked routes were important. Some comment was made to request improvements in safety and the possibilities for mobility scooters, whilst overall use of PROW was for pleasure and exercise through walking, running and cycling. In line with government guidelines on usage of PROW, we have included mobility scooters in the policy.

18.7 Whilst Pontesbury village is well supported with convenience and specialist stores, primary health care and a secondary school, it remains a rural parish, with outer areas reliant on transport to access these facilities. However, the reduction of public transport provision in the rural area has resulted in residents being more dependent on private vehicle transport. The 2011 Census showed that Pontesbury has on average 1.6 cars per household, 0.2 higher than the 2018 National average. Traffic regeneration by new developments must be mitigated by improved links to the public transport network, which will minimise the additional carbon footprint generated by the introduction of the new housing.

18.8 This policy conforms to the following policies and objectives:

- Policy SP1 The Shropshire Test; SP3 Climate Change; SP4 Sustainable Development; SP6 Health and Wellbeing; DP28 Communications and Transport
- NPPF Paragraphs 8b, 88, 92, 98, 100, 104, 105, 106, 112

18.9 The Pontesbury Parish Neighbourhood Plan has the following Objective relating to Movement and Transport:

Objective D2: To improve car parking in Pontesbury

Policy MOV2 (Parking):

1. Development proposals that do not result in the loss of off-street public car parking will be supported. Proposals which involve loss of existing parking will be considered if equivalent alternative parking is provided.
2. Retail, commercial or business developments that provide appropriate parking facilities that avoid or minimise 'on street' parking will also be supported.
3. Development which maximises off-street parking whilst bearing in mind the needs of high quality design will be supported.

18.10 In pursuit of this objective, the Parish Council has developed the following Movement and Transport policy:

18.11 Evidence and Justification

18.12 Provision of parking spaces can be beneficial to communities, helping to reduce traffic obstructions, increase road safety and provide convenience for householders, businesses and visitors in the area. In response to the Neighbourhood Plan Questionnaire, many considered car parking to be a major issue in the Neighbourhood with inconsiderate on-street parking regarded as a very serious negative factor in many areas of the parish. Increased traffic on the A488 highlights the inconvenience and potentially dangerous nature of an increase in on-street parking.

18.13 In addition, problems caused by parking near schools were universally considered to be an issue and that a robust approach to parking enforcement would make a significant contribution to the quality of life in the Neighbourhood Area. Whilst there are no county standards for off street parking facilities on new builds, the NPPF states that if setting local parking standards for residential and non-residential development, policies should take into account:

- The accessibility of the development;
- The type, mix and use of development;
- The availability of and opportunities for public transport;
- Local car ownership levels; and
- The need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles.

18.14 All new developments must consider each of the above points and due to the level of car ownership in the area, limited availability of public transport and the identified desire to increase local sustainability, must seek to maximise off-street parking and electric charging opportunities wherever possible. However, the visual impact of many cars can conflict with the requirement for high quality design. Road layout and planting should therefore be considered.

18.15 This policy conforms to the following policies and objectives:

Policy SP1 The Shropshire Test and SP6 Health and Wellbeing. NPPF Paragraphs 104, 107, 108, 110

FARM DIVERSIFICATION



19. Employment and Business

19.1 The Pontesbury Parish Neighbourhood Plan has developed the following Objective relating to Employment and Business:

Objective E1: To encourage small scale economic development including farm diversification which brings landscape benefits.

19.2 In pursuit of this objective, the Parish Council has developed the following Economic Development Policy:

Policy EMP1 (Small scale employment and farm diversification):

Subject to respecting the character of Pontesbury village and the landscape character and historic heritage of the rest of the parish and an acceptable impact in terms of traffic changes and the amenity of residential properties, the following will be supported:

1. The development of new, small scale businesses which are well screened and sit unobtrusively in the landscape. New industrial activity will be supported within the existing Malehurst Industrial Estate or in the area adjoining it.
2. The diversification of farm and rural businesses which can demonstrate environmental improvement including biodiversity with particular reference to hedges, hedgerow trees and ponds, maintain the tranquillity of their surroundings and where appropriate improve the provision or condition of footpaths.
3. Tourist accommodation in the form of glamping, camping and touring caravans on sites in or adjacent to settlements and which do not have significant adverse impacts. Multiple sites in close proximity should demonstrate that they do not have significant adverse impacts.
4. Proposals to promote or provide facilities for home working and businesses operating from home.
5. The sustainable re use of redundant or disused buildings of sufficient character to warrant retention in accessible locations to be used for high quality tourist accommodation or small scale economic development.
6. Redevelopment, alteration or extension of historic farmsteads and agricultural buildings within the Parish should be sensitive to their distinctive character, materials and form.
7. Development for new small scale businesses that are well adapted to the impacts of climate change and include renewable energy schemes.

19.3 Evidence and justification

19.4 With the exception of schools which have a large number of staff in large buildings, the characteristic business is small scale employing few staff. Over 90% of the responses in the 2020 questionnaire relating to those who run their own businesses within the parish employ only one or two people. The list of over 100 businesses in the parish handbook contains very few which employ more than a handful of people.

19.5 The 2011 census and 2020 questionnaire indicate nearly one fifth of Pontesbury's population is self-employed, significantly above England's national average.

19.6 Hedges and hedgerow trees not only provide shelter for livestock, support for wildlife and reduce soil erosion they also make an important contribution to the landscape character of the parish but like most

areas of England, they have suffered from a reduction in the agricultural workforce leading to many gaps and poor maintenance especially a lack of traditional layering.

19.7 The 2018 consultation revealed a high level of satisfaction with the existing character of the parish – aside from ‘traffic’ the most disliked feature was ‘nothing’ with ‘peace’ one of its most valued attributes.

19.8 The 2020 questionnaire revealed that 74% wished to encourage more tourism; 94% wanted an improvement in the footpath network; 94% supported the conversion of buildings for an alternative use.

19.9 There was minority support for allocating additional employment land with Malehurst gaining most mentions.

19.10 Farm diversification schemes are potentially a significant way of maintaining viable farms which are important for the local economy and our much loved landscapes which are largely the result of many centuries of farming activity with farmers continuing to be the main custodians of our countryside.

19.11 SP10 and DP11 of the draft revised Local Plan relating to countryside and tourism support small scale, well screened development which respects local character.

19.12 The revised 2021 NPPF states that planning policies should support a prosperous rural economy by the growth of all types of businesses through conversion of existing buildings, well designed new buildings and diversification of farming and land use business. Planning policies should enable rural tourism and leisure activities which respect the character of the countryside.

19.13 The Shropshire Farmsteads Characterisation Project mapped and characterised historic farmsteads, outfarms, field barns and small holdings across the county. The project provides an understanding of the historic character of the county’s farmsteads, how they have changed over time and how they relate to the landscape. The Shropshire Farmsteads Characterisation Project informs planning policy, and any is a tool to be used to secure a sustainable use and conserve the character of the historic farmsteads.

(<https://www.shropshire.gov.uk/environment/landscape/historic-landscape-characterisation/historic-farmstead-characterisation/>)

19.14 Small scale renewable energy schemes will help minimise any reduction to the existing acreage of farmland in line with several responses to Regulation 14 regarding possible loss of farmland as well as maintaining balance between the needs of agriculture, green energy and landscape conservation.

20. Green Environment Policy

The Pontesbury Parish Neighbourhood Plan has developed the following Objective relating to the Green Environment:

Objective F1: To protect Local Green spaces

20.1 In pursuit of this objective, the Parish Council has developed the following Green Environment Policy:

Policy GRE1 (Local Green Spaces):

The following areas are designated as Local Green Spaces.

LGS1	Pontesbury School Green and Jubilee Garden
LGS2	Mary Webb School Playing Field
LGS3	Pontesbury Play area
LGS4	Pontesbury Sports Association Field
LGS5	Hall Bank Village Green, Pontesbury
LGS6	Pontesbury Cemetery
LGS7	Church Close Green, Cruckton
LGS8	Cruckton Hall Sports Field (Fitzroy Academy)

20.2 Evidence and justification

20.3 The designated areas were put forward by respondents to the 2020 Questionnaire with the following results:

Pontesbury Play Area was widely used according to the 2018 Consultation

The Sports Association Field is the only area in the village for football and cricket.

The designated green spaces contribute to the character of Pontesbury and Cruckton.

20.4 The 2021 revised NPPF paragraph 101 allows communities to identify and protect Local Green Spaces. Paragraph 102 of the NPPF sets states Local Green Space Designation should only be used where the green space is which are:

In reasonably close proximity to the community each one serves

Demonstrably special and hold a particular local significance

Local in character and is not an extensive tract of land

20.5 Maps of the designated Local Green Spaces are shown at Appendix C.

20.6 The table at Fig 7 (below) describes how the Local Green Space criteria have been met:

Name of Green Space	Size and Location	Special value and significance	Ownership
LGS1 Pontesbury School Green and Jubilee Garden	Centre of the village 1,260m2 and 540m2	Informal meeting place, close views of landmark church tower and proximity to war memorial. Close to shops and bus stop.	Part Parish Council, part Shropshire Council, part Sevenside Housing
LGS2 Mary Webb School Playing Fields	Edge of village 41,200m2	Provides essential space for secondary school sporting activity	Shropshire Council
LGS3 Pontesbury Play Area	Centre of village Station Road play area 9,000m2	Children's play area equipment and BMX track	Parish Council on long term lease from Shropshire Council
LGS4 Pontesbury Sports Association Field	Edge of village 8.22 acres/33,260 m2	Football, cricket, netball and bowling facilities	Parish Council on long term lease from Shropshire Council
LGS5 Hall Bank Village Green, Pontesbury	Centre of village 1,400m2	Adjacent to main shop, community hub, surgery, nursery and essential green space for new development of 86 houses	Pontesbury Parish Council
LGS6 Pontesbury Cemetery	Centre of village 7,800m2	Away from main road it has long provided a much valued and relatively peaceful green space for quiet contemplation	St Georges Church
LGS7 Church Close Green, Cruckton	Centre of Cruckton village 6,100m2	Site of Roman villa, informal play area, part wildlife habitat	Shropshire Council
LGS8 Cruckton Hall Sports Field (Fitzroy Academy)	Within Cruckton village 6,000m2	Cruckton Hall School playing field, no other sports field in village.	Private

Fig 7. Pontesbury Parish Green Spaces

20.7 The Pontesbury Parish Neighbourhood Plan has the following Objective relating to the Green Environment:

Objective F2: To protect and enhance natural habitats and wildlife and increase biodiversity

20.8 In pursuit of this objective, the Parish Council has developed the following Green Environment Policy

Policy GRE2 (Protection and Enhancement of Biodiversity)

Proposed development that protects and enhances local wildlife species and habitat and contributes to on-site net gain will be supported. This includes:

1. Preserving or creating wildlife habitats, including trees and hedgerows on their boundaries,
2. Establishing and maximising wildlife corridors linking up to local green infrastructure assets through the use of native planting,
3. Retaining ancient, veteran and mature trees and hedgerows as well as trees that have amenity value. Where trees must be lost they should be replaced at a positive ratio with a preference for native trees/fruit or nut trees,
4. Provide features in areas of open space which increase and enhance natural habitats and native wildlife,
5. Where on-site net gain for biodiversity is not feasible, delivery will be guided through Local Nature Recovery Strategies (LNRSs) and Nature Recovery Networks (NRNs) when available.
6. Sustainable Urban Drainage Systems (SUDS), using natural features such as drainage ditches and ponds.

20.9 Evidence and justification

20.10 In recent years there has been a radical change in attitude to the need for biodiversity net gain at both national and local planning level. As a society it is now accepted that we need to conserve and enhance our biodiversity in the face of a global biodiversity crisis.

20.11 Nationally the UK government is committed to building Nature Recovery Networks to “help us deal with three of the biggest challenges we face: biodiversity loss, climate change and well-being.” (www.gov.uk/nature-recover-network)

20.12 The National Planning Policy Framework (NPPF) further backs the protection that planning should act as a way of minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and enhance natural habitats including wild flower areas, bird and bat boxes and fruit/nut trees.

20.13 The NPPF also considers that plans should “promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species, and pursue opportunities for securing net gain for biodiversity.”

20.14 Although natural diversity is present in the rural landscape around Pontesbury and the Parish villages, and there is some connectivity of hedgerows and trees to larger areas of woodland and open green space, this diversity is under threat from many pressures and the general neglect of our natural assets over

many years. Species numbers among both local and national flora and fauna have been falling for decades. These declines are well documented, for example The Natural History Museum's latest analysis reveals that the UK has just 53% of its biodiversity remaining, and is one of the most nature depleted countries in the world.



Fig 8. Protected Species Sites

20.15 The Map at Fig 8 is produced by Shropshire Council showing sites of protected species in the Pontesbury area. Shropshire Council also produces lists of sightings of these species, available on the SC website.

20.16 The importance of protecting our biodiversity was also reflected within the Neighbourhood Plan consultation questionnaire, with several respondents supporting the protection and enhancement of biodiversity in the parish, including working with local farmers to this end.

20.17 Additionally Shropshire Council aims to ensure that all development delivers at least a 10% net gain for biodiversity, as well as avoiding harm to Shropshire's natural assets, which need to be conserved, enhanced and restored.

20.18 This policy conforms to the following policies and objectives:

Policy SP1 The Shropshire Test; SP4 Sustainable Development; SP6 Health and Well-being; DP12 The Natural Environment; DP14 Green Infrastructure and DP16 Landscaping of New Developments. NPPF Paragraphs 8,15,153,174 and 179.

20.19 The Pontesbury Parish Neighbourhood Plan has the following Objective relating to the Green Environment:

Objective F3: To reduce Pollution

20.20 In pursuit of this objective, the Parish Council has developed the following Pollution Policy

Policy GRE3 (Pollution)

Development proposals should minimise pollution by:

1. Being sited to minimise the impact of pollution from traffic on future occupants including from the A488.
2. Increasing opportunities for walking and cycling.
3. Supporting changes of land or building use which encourage local food production for local consumption.
4. Minimising light pollution particularly for development sites outside or on the edge of the existing settlement.

20.21 Evidence and Justification

20.22 Pontesbury is a quiet village in a scenic rural area, but any increase in traffic along the A488 which runs directly through the village will contribute to a significant increase in air pollution. A number of respondents to the Neighbourhood Plan questionnaire considered that the traffic on the A488 is already a huge problem and additional developments along the main road without proper assessment will only increase vehicle movement and air pollution in and through the village.

20.23 One the impacts of national lockdown due to Covid-19 was the remarkable reduction in air pollution as traffic was at a very low level. One respondent in the questionnaire considered that air pollution had noticeably improved during lockdown. The aspiration of this policy is that air pollution in our parish should not be allowed to worsen through development, to protect our health and well-being and that of the planet, as pollution from cars running on fossil fuels contributes significantly to global heating / climate change. Hence the consideration of the impacts of the existing highway as well as promoting alternative modes of travel.

20.24 Minimising light pollution helps maintain the rural nature of the parish and lessens the impact on nocturnal fauna.

20.25 This policy conforms to the following policies and objectives:

Policy SP1 The Shropshire Test; SP3 Climate Change, SP6 Health and well-being and DP18 Pollution and Public Amenity

NPPF Paragraphs 8, 174 and 185

20.26 The Pontesbury Parish Neighbourhood Plan has the following Objective relating to the Green Environment:

Objective F4: Carbon reduction

20.27 In pursuit of this objective, the Parish Council has developed the following Green Environment Policy

Policy GRE4 (Carbon Reduction)

1. Development proposals which support the transition to net zero will be supported, including where appropriate the following measures:
 - a. Energy efficiency standards that exceed national technical standards,
 - b. The use of low carbon heat sources e.g. air/ground heat pumps and solar PV,
 - c. Generate a proportion of its energy on-site from renewable and low carbon energy sources .

20.28 Evidence and Justification

20.29 The effect of climate change means temperature rises around the world leading to more extreme weather and further danger to the population. However, unless further action is taken, the planet could still warm by more than 2degC by the end of this century. If nothing is done, scientists think global warming could exceed 4degC, leading to devastating heat-waves, millions losing their homes to rising sea levels and irreversible loss of plant and animal species.

20.30 The UK government puts a “statutory duty on local planning authorities to include policies in their local plan designed to tackle climate change,” and that there is the “expectation that neighbourhood plans will contribute to the achievement of sustainable development.” (www.gov.uk/guidance/climate-change)

Policy GRE5 (Community Renewables)

1. The installation of community renewable energy generation will be supported where the following criteria are met:
 - a. Biodiversity improvements/habitat enhancement are planned in from the start of the project
 - b. Generation facilities will result in a significant reduction in community carbon emissions over their lifetime;
 - c. Developments of renewable energy generation facilities are led by and meet the needs of the local community;
 - d. The business case for each facility is sound, and is reasonably required to meet community objectives; and
 - e. Each facility is installed in such a way that land can be used and subsequently returned to its existing use over time, as more efficient technologies are developed.
2. Where appropriate selection of suitable locations for such facilities is based on choosing sites:
 - a. Of low ecological value and wildlife impact;
 - b. Where land requirement can be minimised by adopting less space intensive technologies;
 - c. Where the land can be shared by renewable energy facilities and some agricultural use as appropriate;
 - d. Where the noise, smell and visual appearance of the installations are minimised such that they do not cause unacceptable nuisance; and where on-site compensatory measures can be taken to reduce any residual impact.

20.31 Evidence and Justification

20.32 The document 'Neighbourhood planning in a climate emergency' (Centre for Sustainable Energy and TCPA, February 2020), notes that rural communities often have greater potential for renewable energy, and that 'a requirement for 10% of energy to be provided from renewable energy isn't that ambitious anymore'.

20.33 Public consultation also reflected the change toward becoming carbon neutral in the village with 84.6% of responses in 2020 wanting houses to be carbon neutral and 82.6% wanting charging points with new housing.

20.34 On a local level Shropshire Council also declared a climate emergency in 2019, with climate change representing a major challenge to people's way of life, and alongside this is to ensure that development meets today's needs for future generations. In 2008 the Climate Change Act required the country to reduce its greenhouse gas emissions by at least 80% by 2050.

20.35 In June 2019, the Government announced that the UK will 'eradicate its net contribution to climate change by 2050' by legislating for net zero emissions. As part of this, all buildings need to be net zero carbon by 2050. However, the Committee on Climate Change has reported that by 2030, current plans would at best deliver around half of the required reduction in emissions, 100-170 MtCO₂e per year short of what is required by the carbon budgets. A 36% reduction in UK emissions is required from 2016 to 2030, with approximately a 20% cut in emissions (89 MtCO₂e) required from the buildings sector as a whole. The Committee has made clear that this will require "stronger new build standards for energy efficiency and low carbon heat".

20.36 The Government document 'Community Energy' provides guidance for community energy projects. It states 'community energy covers aspects of collective action to reduce, purchase, manage and generate energy'. The document provides examples of community energy projects, including Community owned renewable electricity installations such as solar photovoltaic (PV) panels, wind turbines or hydroelectric generation. (www.gov.uk/guidance/community-energy) .

20.37 These policies conforms to the following policies and objectives:

Policy SP1 The Shropshire Test; SP3 Climate Change, SP6 Health and Well-Being and DP11 Reducing Carbon Emissions.

NPPF Paragraphs 8c, 152, 153, 154, 155.

21. Monitoring and Review

21.1 It is expected that Shropshire Council, as the Planning Authority, will continue to monitor progress relating to the number of dwellings and number of affordable homes delivered during the Plan period, as part of the wider monitoring responsibilities for the Council area set out in their Annual Monitoring Report.

21.2 The Plan covers the period until 2038. For long term success it is essential that developments in the Plan area are reviewed against the Plan's Objectives and Policies.

21.3 Pontesbury Parish Council will monitor the delivery of its policies and work to ensure that benefits to the communities within the Parish are achieved.

21.4 Each agenda for the Parish Council meetings will include a 'Pontesbury Neighbourhood Plan' which will ensure that the item is continually reviewed and reported upon during the Plans lifecycle.

21.5 On the anniversary of the adoption of the Plan, the Parish Council will assess the impact of the Plan during the previous year and discuss the implementation of the Plan for the forthcoming year, taking into consideration any significant changes that may have come about as a result of the plans adoption. Any matters or problems will be raised by the Parish Council and brought to the attention of the Borough Council, this will then be used as part of their contribution to the Annual Monitoring Report produced by Shropshire Council.

21.6 In 2027, 2032 and 2037, there will be thorough five year reviews of progress by a recruited community-based steering group. The purpose of these more comprehensive reviews will be to hold the Parish Council to account by assessing how / whether the 'Objectives' are being achieved. Continued confidence in the Plan for the next Plan period will depend upon ensuring that all current and relevant information is taken into account. Each five year review will be assessed along with the combined Annual Monitoring Reports, and their results will inform any decision on the need for a 'Full Formal Review'. If there is a need for a Full Formal Review, up-to-date data on Housing Needs Survey, Parish Profile, Census results etc. will be used.

21.7 In 2038, a community-based Steering Group will be re-informed to undertake a Full Formal Review to decide on the need for a subsequent 15 year Plan, and to oversee the development of this new Plan if required. This should coincide with work at Shropshire Council.

21.8 In conjunction, Shropshire Council will undertake its statutory role and continue to monitor Neighbourhood Plans as part of its monitoring framework.

21.9 The Parish Council may be best placed to monitor the progress of certain elements of the Neighbourhood Plan; the division of responsibility will be agreed with Shropshire Council. This might mean that Shropshire Council leads on monitoring the strategic delivery of housing while the Parish Council monitors local delivery. Monitoring arrangements are to be recorded in a Memorandum of Understanding⁷ between the two authorities.

21.10 The Parish Council's monitoring could take the form of a spreadsheet listing all planning applications and decisions made on them. It should be possible to see the extent to which the Neighbourhood Plan has been successful in influencing planning and development decisions by recording which policies are being used in decision making and the outcomes. Hence, we should be able to access how well policies are providing the expected outcomes. Findings from this should be shared with other interested parties to inform future Plans.

⁷ An agreement between two or more parties outlined in a formal document. It is not legally binding but signals the willingness of the parties to move forward with a contract.

Amenity View Points

1. The following map locates the amenity views and the following photographs illustrate their extent .



View 1 (Grid ref 424068) Plealey

From the start of the footpath next to Red Barn.

Key features – foreground pasture, distant views of woods and Pontesford Hill, hedgerows and trees in the viewpoint field.



View 2 (Grid ref 436098) Cruckton Terrace

From the first gateway South east of Terrace Farm.

Key features – distant hills of Earls Hill/Stiperstones, Rea Brook water meadows and foreground trees.



View 3 Arscott Golf Course (Grid ref 433084)

From 20 metres before the stile on the footpath at the SW exit from the golf course.

Key features – foreground hedge, panoramic view of both Pontesford and Breidden Hills, contrasting view of hills and gently undulating farmland.



View 4 Near Pontesford Hill Car park (Grid ref 410057)

From near start of footpath exiting back of car park in the SE direction.

Key features – lake, hedgerow trees in the foreground, distant woods and pastureland.



View 5 Grove Lane (Grid ref 402054)

From the first gateway above Whitecroft on the west side of the lane.

Key features – pasture land, wooded slopes and hill fort ramparts.



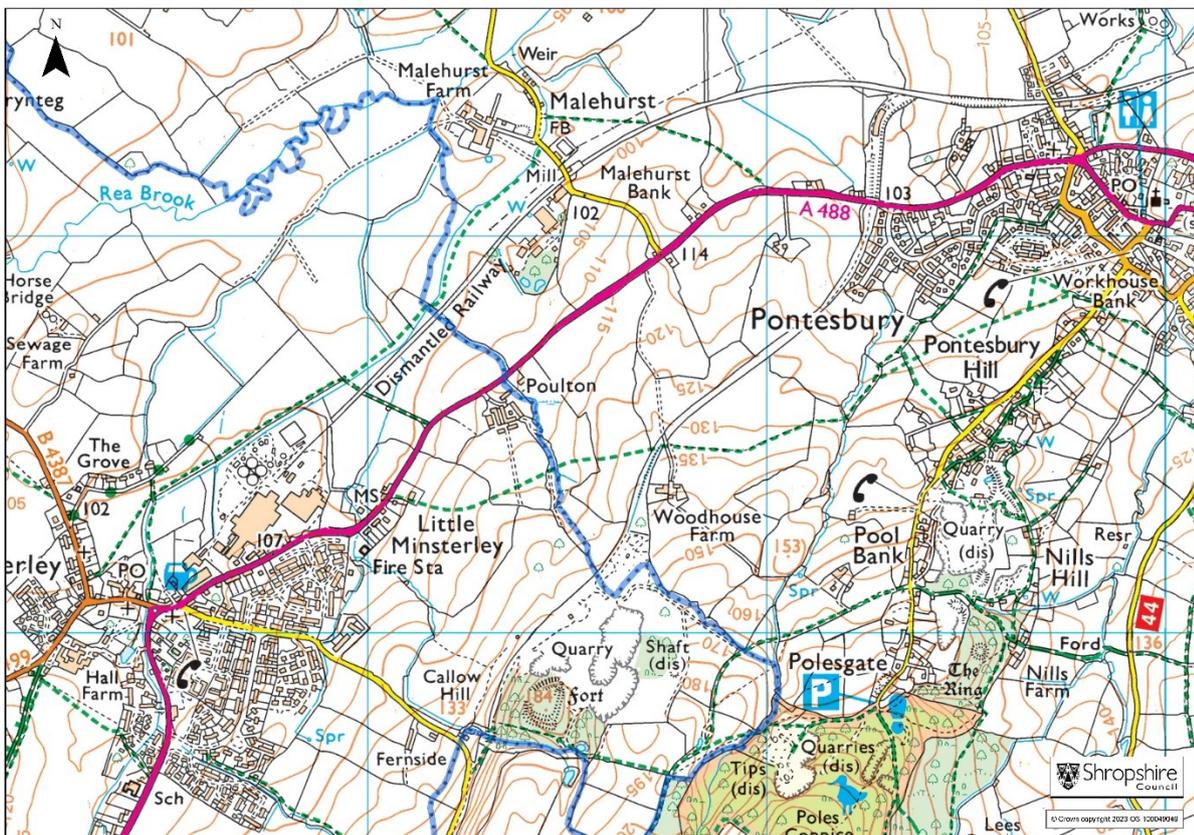
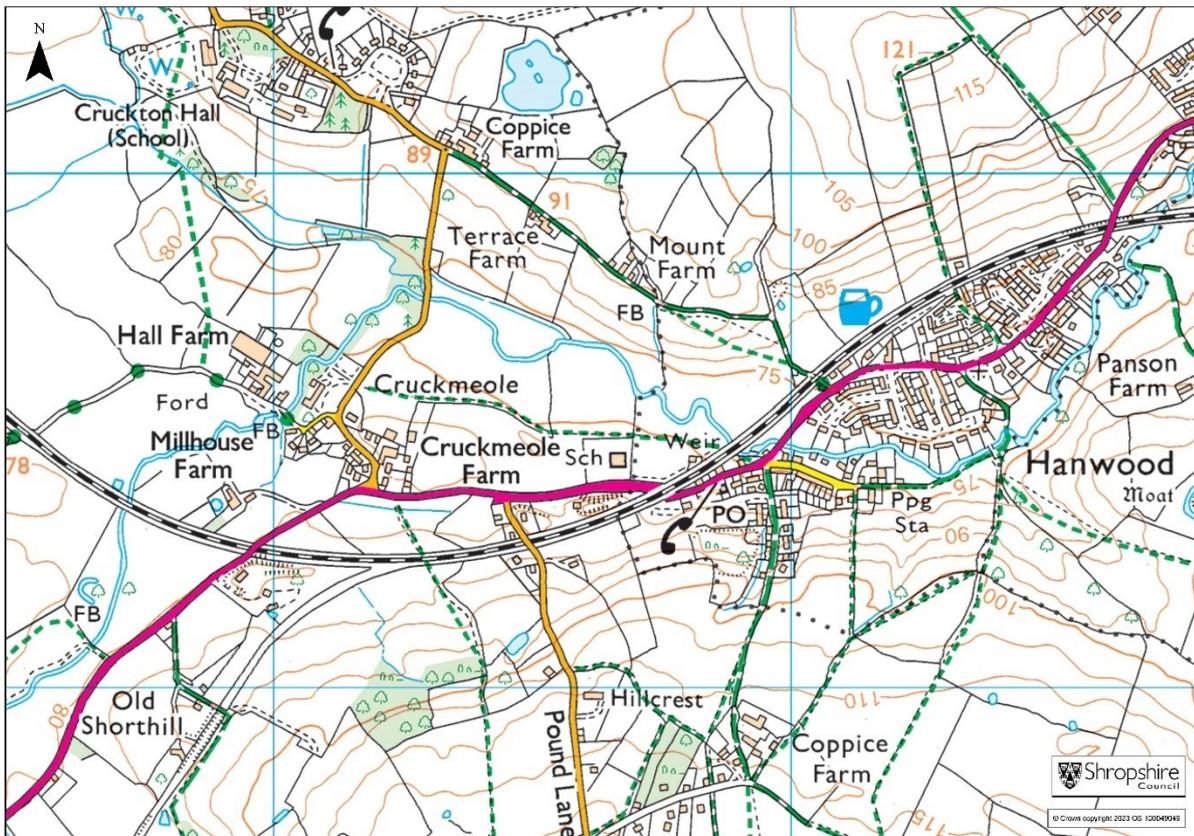
View 6 Pontesbury Hill Road (Grid ref 397058)

From the large hedgerow gap almost opposite Langafel House.

Key features – open countryside, hedgerow trees and distant hills.



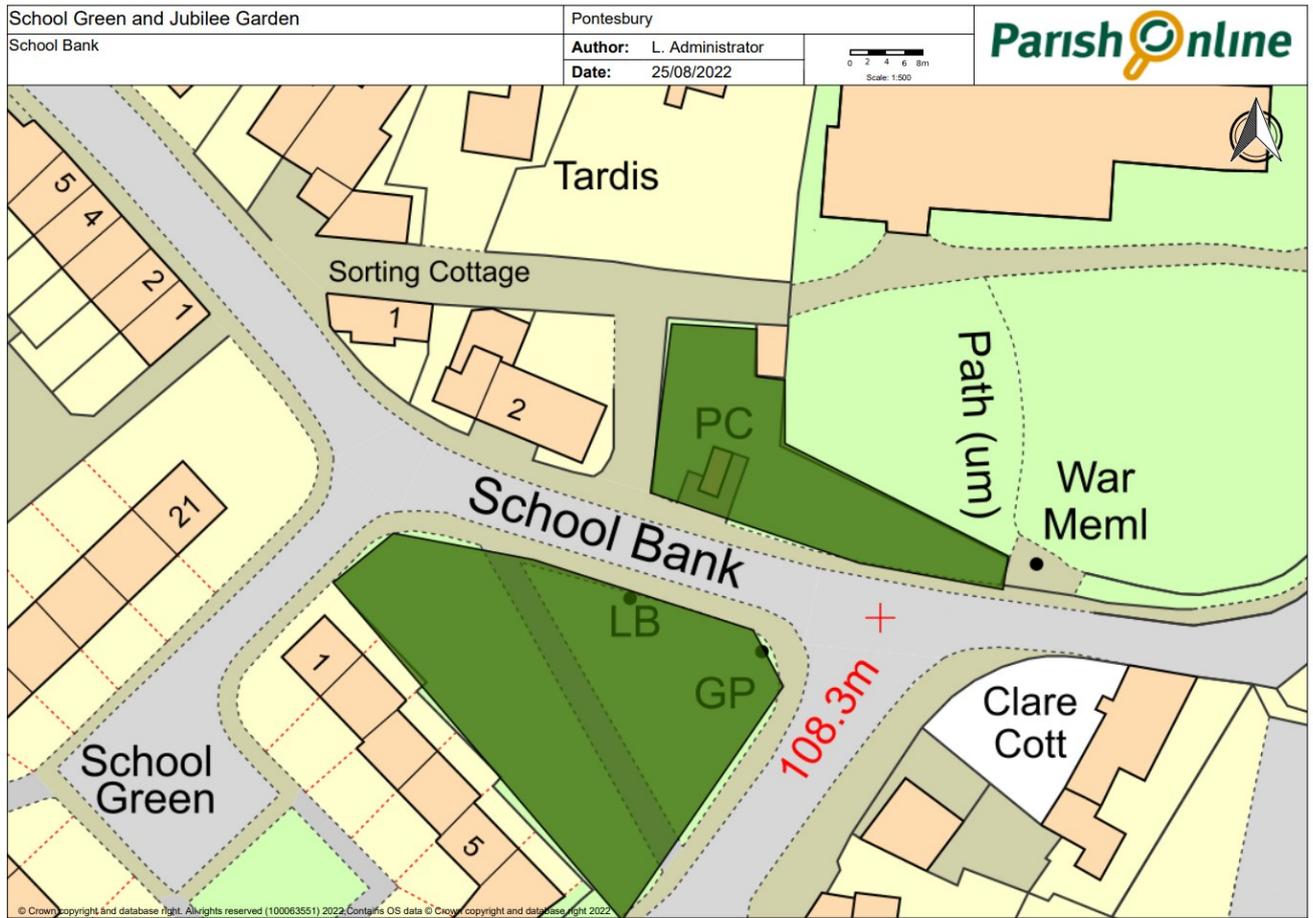
Separate Settlement Identity



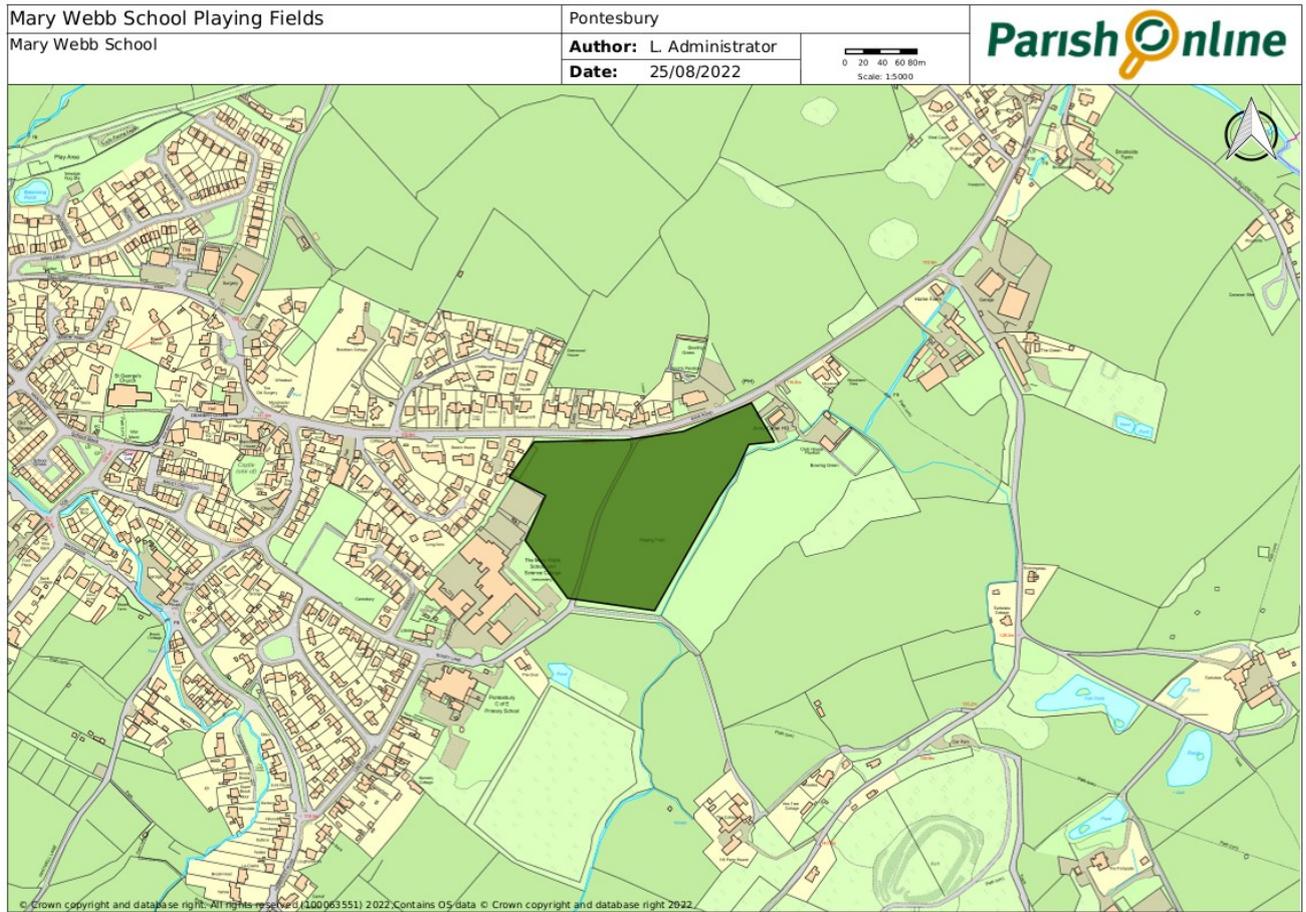
Pontesbury Parish Local Green Spaces

1. The following maps show the Local Green Spaces as described in Policy GRE1. Areas of greenspace do not include any highways within the identified greenspace on maps LGS2 and LGS7.

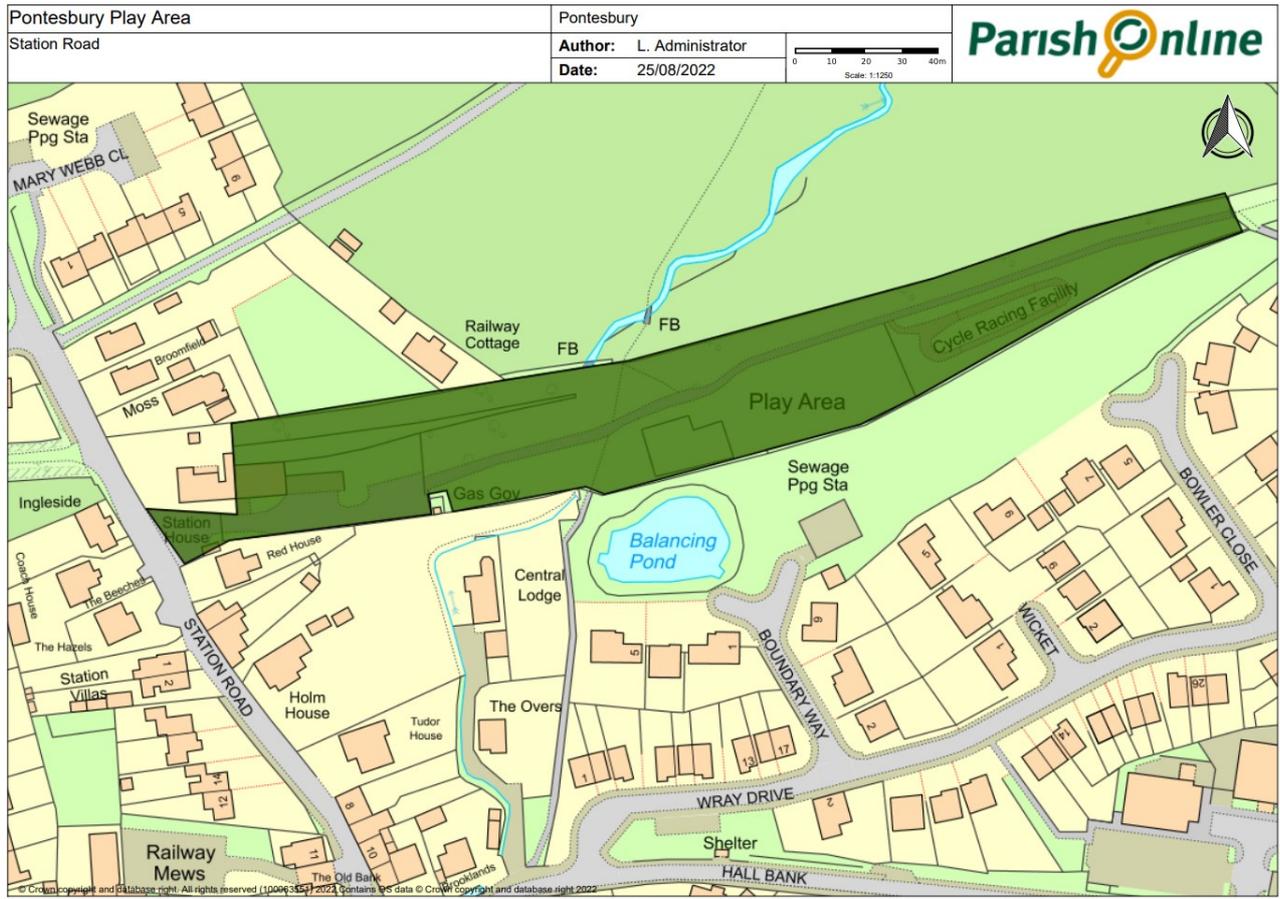
1.1 LGS1 Pontesbury School Green and Jubilee Garden



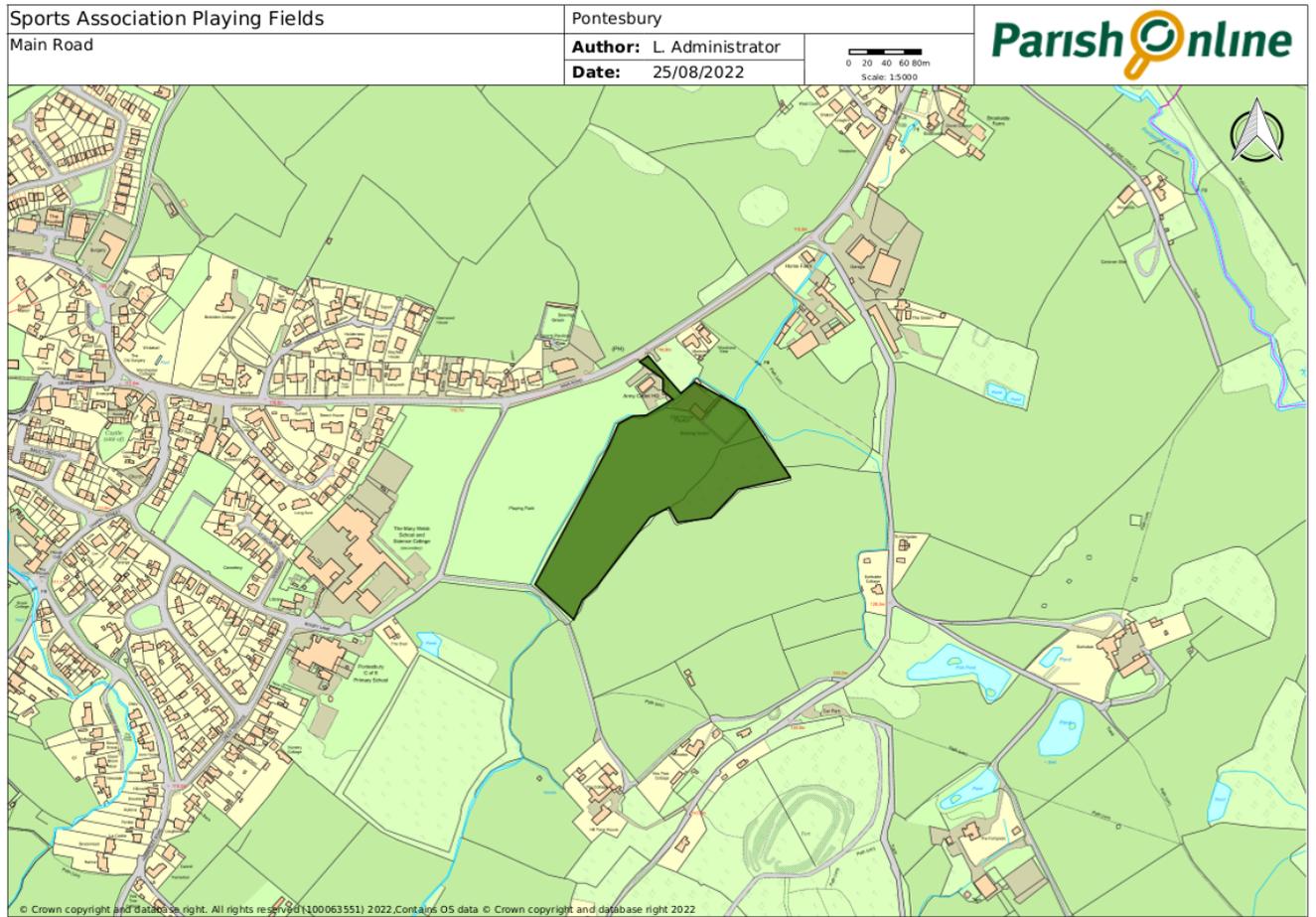
1.2 LGS2 Mary Webb School Playing Fields



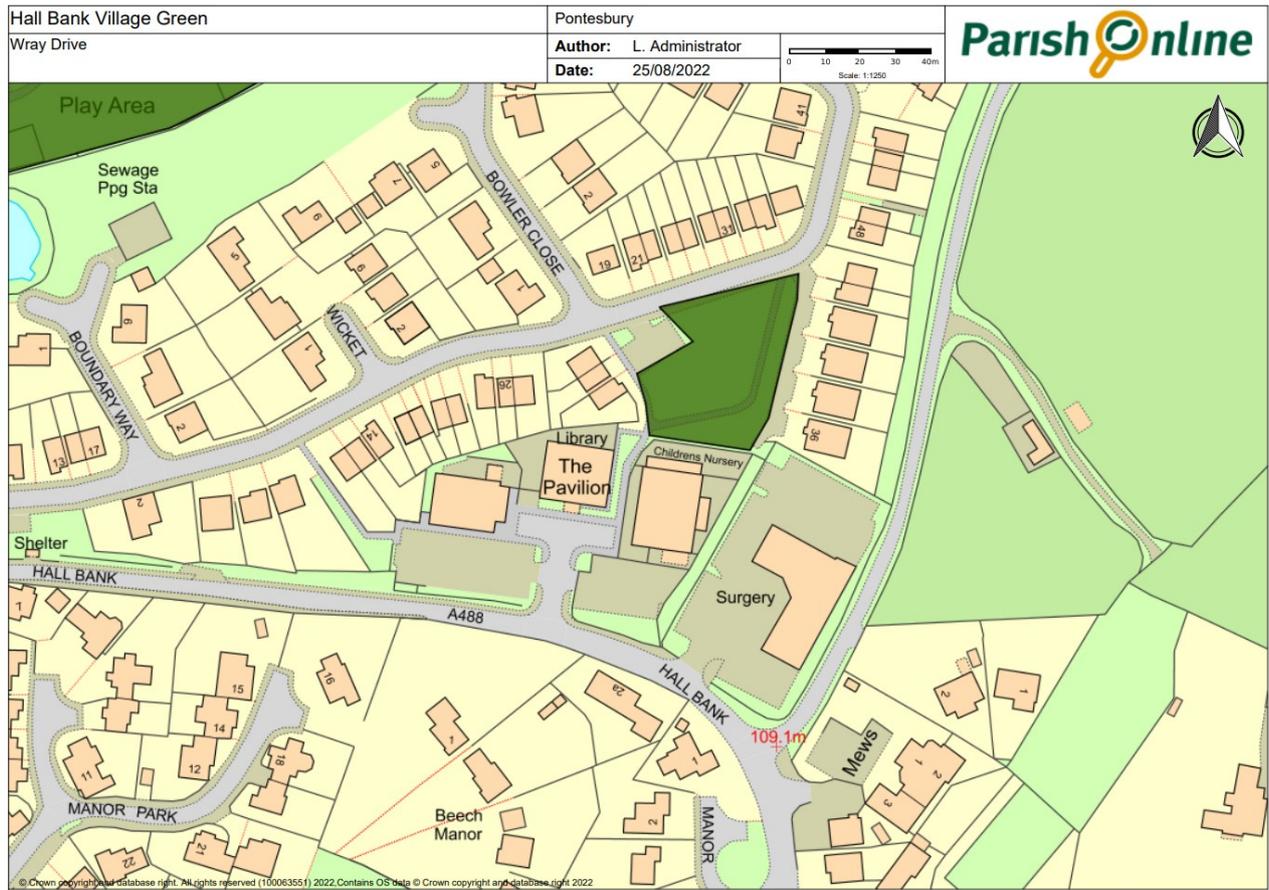
1.3 LGS3 Pontesbury Play Area



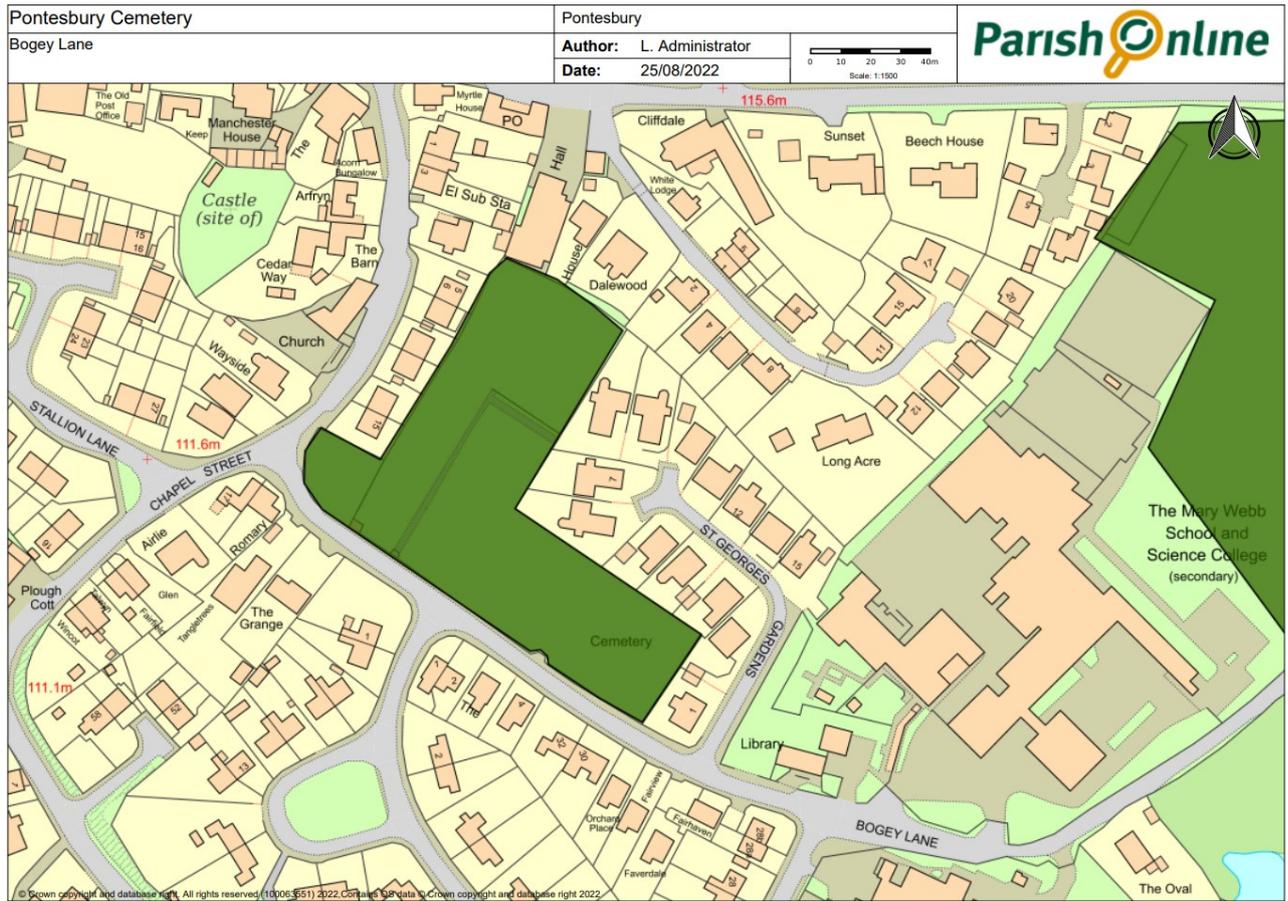
1.4 LGS4 Pontesbury Sports Association Playing Fields



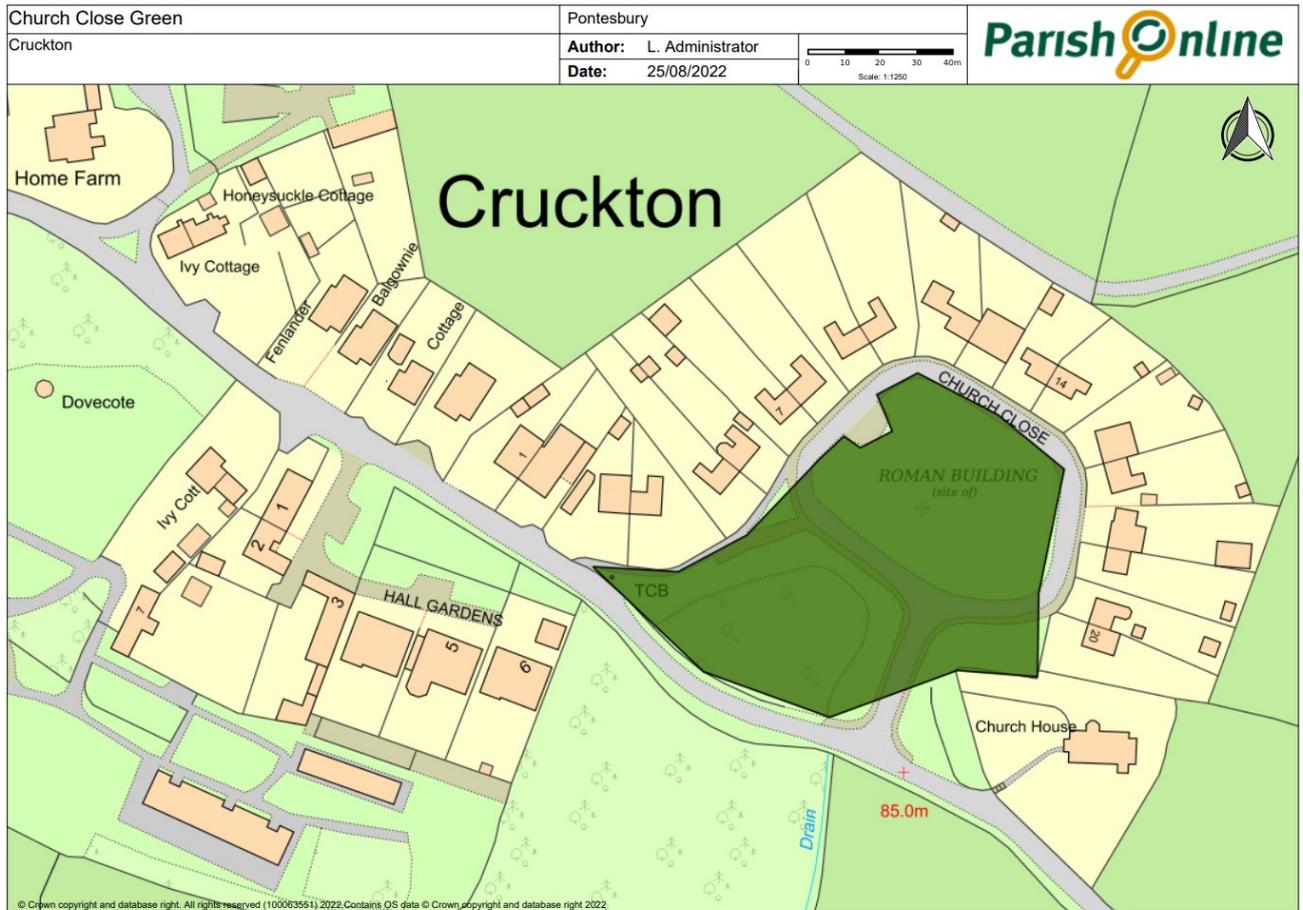
1.5 LSG5 Hall Bank Village Green, Pontesbury.



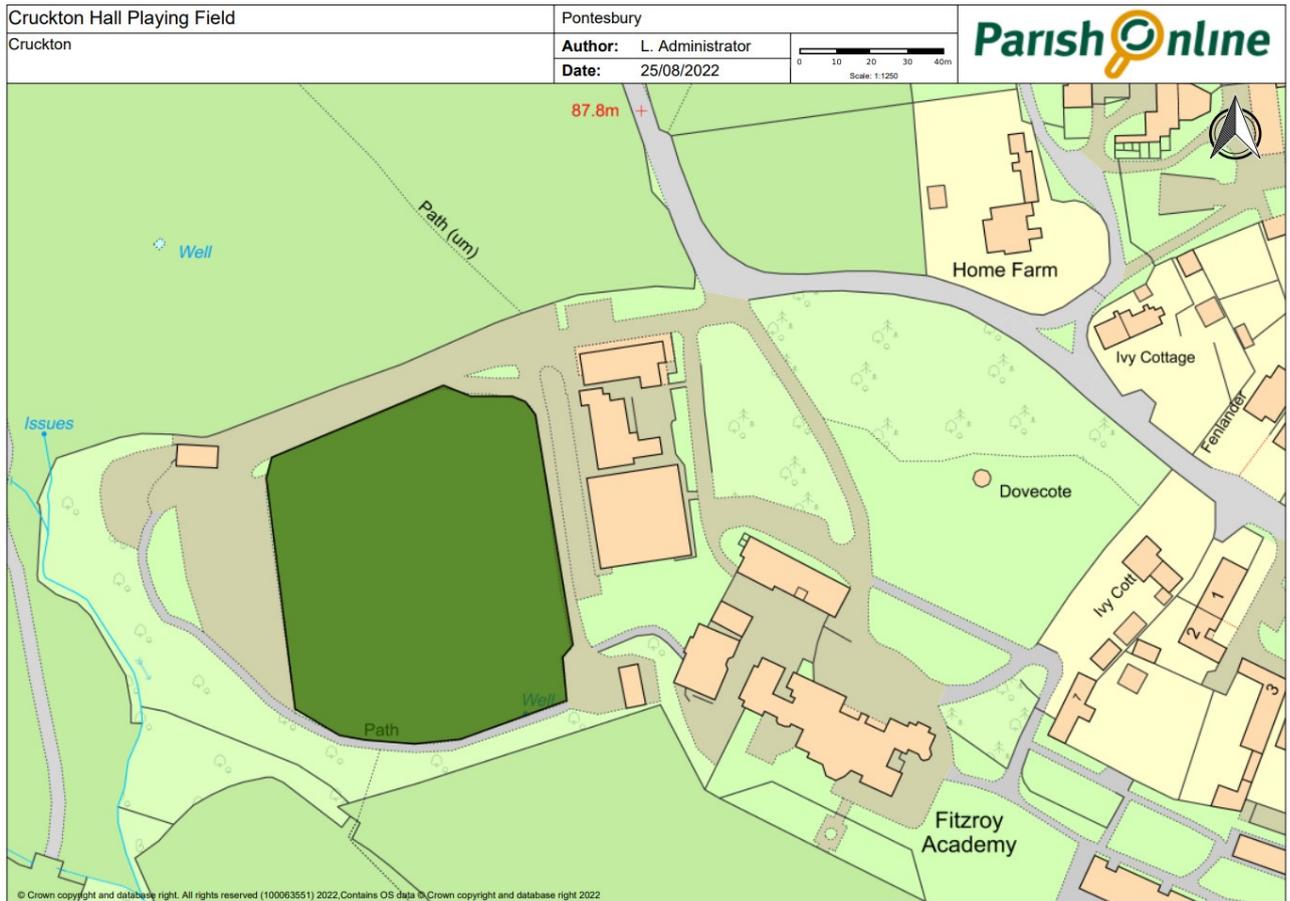
1.6 LSG6 Pontesbury Cemetery



1.7 LGS7 Church Close Green, Cruckton



1.8 LGS8 Cruckton Hall Playing Field (Fitzroy Academy)



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PONTESBURY NEIGHBOURHOOD PLAN

Report to Shropshire Council of the Independent Examination

By Independent Examiner, Tony Burton CBE BA MPhil (Town Planning) HonFRIBA FRSA

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May 2023

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1. Executive Summary

1. I was appointed by Shropshire Council with the support of Pontesbury Parish Council to carry out the independent examination of the Pontesbury Neighbourhood Plan.

2. I undertook the examination by reviewing the submitted Plan, associated documents and written representations, and by making an unaccompanied visit to the Neighbourhood Area.

3. I consider the Plan to be an adequate expression of the community's views and ambitions for Pontesbury. It is based on an effective programme of public consultation which has informed a Vision to 2038. This is to be achieved through a set of 16 objectives structured into five themes and 16 planning policies largely dealing with matters distinct to the locality. The Plan is supported by a Consultation Statement and Basic Conditions Statement and Strategic Environmental Assessment and Habitats Regulations Assessment screening reports. There is supporting evidence provided and there is evidence of community support and the involvement of the local planning authority.

4. I have considered the eight separate representations made on the submitted Plan. These are addressed in this report as appropriate.

5. Subject to the recommended modifications set out in this report I conclude that the Pontesbury Neighbourhood Plan meets all the necessary legal requirements, including satisfying the Basic Conditions. I make a number of additional optional recommendations.

6. I recommend that the modified Plan should proceed to Referendum and that this should be held within the Neighbourhood Area of Pontesbury.

2. Introduction

7. This report sets out the findings of my independent examination of the Pontesbury Neighbourhood Plan. The Plan was submitted to Shropshire Council by Pontesbury Parish Council as the Qualifying Body.

8. I was appointed as the independent examiner of the Pontesbury Neighbourhood Plan by Shropshire Council with the agreement of Pontesbury Parish Council.

9. I am independent of Pontesbury Parish Council and Shropshire Council. I do not have any interest in any land that may be affected by the Plan. I possess the appropriate qualifications and experience to undertake this role.

10. My role is to examine the Neighbourhood Plan and recommend whether it should proceed to referendum. A recommendation to proceed is predicated on the Plan meeting all legal requirements as submitted or in a modified form, and on the Plan addressing the required modifications recommended in this report.

11. As part of this process I must consider whether the submitted Plan meets the Basic Conditions as set out in paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990 (as amended). To comply with the Basic Conditions, the Plan must:

- have regard to national policies and advice contained in guidance issued by the Secretary of State; and
- contribute to the achievement of sustainable development; and
- be in general conformity with the strategic policies of the development plan in the area; and
- be compatible with European Union (EU) and European Convention on Human Rights (ECHR) obligations, including the Conservation of Habitats and Species Regulations 2017.

12. An additional Basic Condition was introduced by Regulations 32 and 33 of the Neighbourhood Planning (General) Regulations 2012 (as amended) in 2018 that the making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017. I am also required to make a number of other checks under paragraph 8(1) of Schedule 4B of the Town and Country Planning Act 1990.

13. In undertaking this examination I have considered the following documents as the most significant in arriving at my recommendations:

- the submitted Pontesbury Neighbourhood Plan
- the Basic Conditions Statement
- the Consultation Statement
- the Strategic Environmental and Habitats Regulations Assessment screening reports
- the relevant parts of the development plan comprising the Shropshire Core Strategy (2006-2026) and Shropshire Site Allocations and Management of Development (SAMDev) Plan (2006-2026)
- representations made on the submitted neighbourhood plan
- relevant material held on the Pontesbury Parish Council and Shropshire Council websites
- National Planning Policy Framework (2021)
- Planning Practice Guidance
- relevant Ministerial Statements

14. The Plan was initiated under an earlier version of the National Planning Policy Framework than that used for my examination but the consultation on the submitted Plan took place after the most recent NPPF's publication in July 2021 and this is addressed by the Basic Conditions Statement.

15. No representations were received requesting a public hearing and having considered the documents provided and the representations on the submitted Plan I was satisfied that

the examination could be undertaken by written representations without the need for a hearing.

16. I carried out an unaccompanied visit to the Neighbourhood Area on a weekday during March. I visited the main locations addressed in the Plan, including the Local Green Spaces, Amenity Views, settlement gaps, and a majority of the community amenities. I also visited Pontesbury, Cruckton Hall and Malehurst Industrial Estate along with a selection of routes through the surrounding countryside and part of Earl's Hill Nature Reserve.

17. Throughout this report my recommended modifications are bulleted. Where modifications to policies are recommended they are highlighted in **bold** print with new wording in "speech marks". Existing wording is in "*italics*". Other modifications, including to the supporting text, are also recommended and these are not in bold. The recommended modifications are numbered from M1 and are necessary for the Plan to meet the Basic Conditions. A number of modifications are not essential for the Plan to meet the Basic Conditions and these are indicated by [square brackets]. These optional modifications are numbered from OM1. Some changes will also be needed to the supporting text and documents consequential to the modifications. These should be agreed between Shropshire Council and Pontesbury Parish Council.

18. Producing the Pontesbury Neighbourhood Plan has clearly involved significant effort over many years led by the Steering Group. The process began in 2016 and is informed by significant community involvement. There is evidence of collaboration with Shropshire Council and continuing this will be important in ensuring implementation of the Plan. The commitment of all those who have worked so hard over such a long period of time to prepare the Plan is to be commended and I would like to thank all those at Pontesbury Parish Council and Shropshire Council who have supported this examination process.

3. Compliance with matters other than the Basic Conditions

19. I am required to check compliance of the Plan with a number of matters.

Qualifying body

20. The neighbourhood plan has been prepared by a suitable Qualifying Body – Pontesbury Parish Council – which being a parish council is the only organisation capable of producing a neighbourhood plan for the area.

Neighbourhood Area

21. I am satisfied that the Plan relates to the development and use of land for a designated neighbourhood area which was designated by Shropshire Council on 1 March 2017.

22. The boundary of the neighbourhood area is shown in Figure 2. This is a relatively crude map presented at a small scale from which it is not possible to determine the exact boundary of the designated area. As a minimum a link to a larger scale map depicting the boundary online is needed.

- M1 – Provide access to a large scale map enabling the detailed boundary of the neighbourhood area to be viewed.

Land use issues

23. I am satisfied that the Plan's policies relate to relevant land use planning issues.

Plan period

24. The period of the neighbourhood plan runs from 2016 to 2038. The period is shown on the Plan cover and is consistent with the Vision.

Excluded development

25. I am satisfied that the neighbourhood plan makes no provisions for excluded development (such as national infrastructure, minerals extraction or waste).

4. Consultation

26. I have reviewed the Consultation Statement and relevant information provided on the Pontesbury Neighbourhood Plan website. It provides a clear record of the consultation process that has been undertaken since the prospect of a neighbourhood plan was first raised in 2016. This was guided by a Steering Group including both parish councillors and other members of the local community.

27. A number of different engagement methods have been used, including a dedicated website in addition to information carried on the parish council website, public meetings, drop-in events, social media, questionnaires, banners, noticeboards, local press and attendance at the local agricultural show, church fete and Gardeners' show. The parish newsletter is delivered to almost every household and has been used as a means to provide regular information.

28. Participation levels have been good, including nearly 400 responses to an initial questionnaire. A more detail questionnaire was sent to every household and resulted in 330 responses – a 24% response rate. There is evidence that the responses have actively shaped the Plan. Shropshire Council has been involved from the beginning and engaged with the emerging Plan before formal consultation on the draft.

29. The Plan was subject to Regulation 14 consultation between 1 March and 26 April 2022. A summary plan was provided to every household via the parish newsletter and a drop-in session was held. The Plan received over 130 responses from 60 respondents and an additional 10 statutory consultees. There is evidence of the consultation including the required statutory and other consultees. Physical copies of the Plan were made available.

30. A summary of the main issues raised is provided in the Consultation Statement and there is evidence of changes being made to the Plan.

31. Eight separate representations have been made on the submitted Plan from statutory bodies and consultees. All the representations have been considered as part of the examination and are addressed as appropriate in this report.

32. I am satisfied with the evidence of the public consultation undertaken in preparing the Plan. The Plan has been subject to appropriate public consultation at different stages in its development. Participation rates have been good and appropriate opportunities to shape the Plan as it has developed have been provided.

5. General comments on the Plan's presentation

Vision and Objectives

33. The Plan includes a Vision Statement for Pontesbury in 2038. This presents a positive ambition for change and reflects the feedback received through consultation. It is consistent with the objectives and policies in the Plan. The overall approach focuses on retaining the area's character while improving employment opportunities, leisure and community infrastructure. Adequate affordable housing is provided to meet emerging needs. The Vision is consistent with sustainable development and this is complemented by the Plan's objectives.

Other issues

34. The Plan is clearly structured and has a broadly consistent format. The Policies are clearly identified by boxes and generally supported by evidence although there are issues which I address in relation to individual policies. The evidence base is intended to be available on the neighbourhood plan website but this is incomplete and many of the documents referenced lack bibliographic details or links which means the origin of some evidence is unclear.

35. The Plan includes a number of maps which relate to specific policies. These use a variety of base maps and there are instances in relation to individual policies where they do not provide the necessary clarity due to the scale or quality of the base map. In these cases an enlarged version and/or link to one online would be helpful and there are instances where the base map itself is not adequate. I address this in my assessment of relevant policies. It would be helpful if all maps had a scale bar.

36. The Plan's policies are not presented using a consistent approach. In some all paragraphs are numbered, including where there is only a single paragraph (e.g. Policy LAN5) but others are not numbered (e.g. Policy GRE1) or only sub-points are numbered (e.g. Policy EMP1). There is inconsistent use of bullets and letters. It would aid clarity of the Plan to adopt a consistent approach. It is unclear why the title of every policy is in brackets and punctuated with a colon. In some instances where I recommend changes to the title of

policies consideration will need to be given to the drafting of the Plan's objectives where this matches the title of a policy.

37. The titles of the main sections are not always consistent with those used in the Contents (including capitalisation) (e.g. sections 7 and 20). None of the titles of the Figures is consistent with those used in the Contents and a majority have incorrect page numbers. The Figure on page 11 is referenced in the text but is not numbered or identified in the Contents. There are also inconsistencies in the titles of the Appendices and those used in the Contents.

38. Some sections of the supporting text are written in relation to a draft Plan (e.g. paragraphs 2.2-3.3). This text will need to be updated if the Plan proceeds to Referendum and then being made. The Plan will also need to reflect the most up to date version of the National Planning Policy Framework (e.g. paragraph 10.3) and Local Plan (currently at Examination). It is also clear that the Plan process has not been paused in relation to the Local Plan review (paragraph 10.9).

- OM1 – [Address the detailed issues relating to the Plan's presentation and evidence base identified in this section]

6. Compliance with the Basic Conditions

National planning policy

39. The Plan is required to “*have regard*” to national planning policies and advice. This is addressed in the Basic Conditions Statement which relates each of the Plan’s policies and objectives to the National Planning Policy Framework (NPPF).

40. The Basic Conditions Statement includes a table that relates each of the Plan’s objectives policies to relevant goals of the NPPF and an assertion that this demonstrates the Plan “*has regard to relevant policies*”. Each Policy is then related to relevant paragraphs in the NPPF and a short commentary provided. No instances of conflict are identified and the conclusion is that the assessment shows how each policy “*conforms specifically to the NPPF*”.

41. I address some issues with regard to national planning policy in my consideration of individual policies and recommend some modifications. These include areas where the drafting of the Plan’s policies needs to be amended in order to meet the NPPF’s principles regarding the clarity of policies, the need for policies to be positively worded and to serve a clear purpose and the need to avoid duplication. I also address the requirement expressed in national planning policy and Planning Practice Guidance that “*A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. It should be concise, precise and supported by appropriate evidence. It should be distinct to reflect and respond to the unique characteristics and planning context of the specific neighbourhood area for which it has been prepared.*” (NPPG Paragraph: 041 Reference ID: 41-041-20140306). The Plan’s policies do not always meet these requirements and a number of recommended modifications are made as a result.

42. Generally, I agree with the Basic Conditions Statement and conclude that the Plan has regard to national planning policy and guidance but there are exceptions as set out in my comments below. These include the need for some policies to be more clearly expressed and/or evidenced, for policies to be positively worded and avoid being overly

restrictive, for policies to serve a clear purpose and for duplication with other planning policies or the NPPF to be avoided.

43. I am satisfied that the Plan meets this Basic Condition other than where identified in my detailed comments and recommended modifications to the Plan policies.

Sustainable development

44. The Plan must *“contribute to the achievement of sustainable development”*. This is addressed in the Basic Conditions Statement by relating relevant Plan objectives and policies to each of the three pillars of sustainable development in the NPPF. A short commentary is provided. The assessment omits Policy MOV2 relating to parking but this does not raise any unusual issues. I share the overall assessment that the Plan contributes to the different dimensions of sustainable development and that the Plan meets this Basic Condition.

Development plan

45. The Plan must be *“in general conformity with the strategic policies of the development plan”*. The Basic Conditions Statement addresses this by relating each of the Plan’s policies to relevant policies in the emerging Local Plan. This is on the basis that the *“current development plan is now out of date”*. While it is desirable for the Plan to address an emerging Local Plan, the Basic Condition relates to the development plan currently in force. On request I was provided with a comparable assessment with the current development plan and this raises no issues around general conformity.

46. Shropshire Council has raised no questions about the Plan’s general conformity with the strategic policies of the development plan and on request I was informed *“the Council does consider the submitted Neighbourhood Plan is in general conformity with the current and emerging Development Plan for the area”*.

47. I am satisfied the Plan meets this Basic Condition other than where identified in my detailed comments and recommended modifications to the Plan policies.

Strategic Environmental Assessment

48. The Plan must be informed by a Strategic Environmental Assessment if it is likely to have significant environmental effects. A screening assessment was published in August 2022 which concluded that *“none of the proposed policies within the draft Pontesbury Neighbourhood Development Plan has the potential to have a significant effect on the natural environment. The draft Pontesbury Neighbourhood Development Plan can be ‘screened out’ of the Strategic Environment Assessment process”*. Unusually there was no separate consultation with the statutory conservation bodies on the screening although they were consulted on the submitted Plan. Natural England’s view is that *“there are unlikely to be significant environmental effects”* from the Plan. Historic England offered no comments beyond its support at the earlier stage of public consultation on the Plan and the Environment Agency has made no response and has expressed no objections to the Plan. Given these views I am satisfied the consultation with the statutory conservation bodies has been adequate.

49. I am satisfied by the screening assessment and conclude that the Plan meets this Basic Condition.

Habitats Regulations Assessment

50. The Plan must be informed by a Habitats Regulations Assessment if it is likely to lead to significant negative effects on protected European sites. A screening assessment was published in August 2022. No relevant sites lie within 20km of the neighbourhood area. The assessment concludes that *“there is no likely significant effect on any European Site as a result of the policies”* and the Plan is *“screened out”*. Natural England states that the Plan would not be likely to result in a significant effect on any European Site, either alone or in combination and therefore no further assessment work is required.

51. I am satisfied with the screening assessment and conclude that the Plan meets this Basic Condition.

Other European obligations

52. The Plan must be compatible with European Union (EU) and European Convention on Human Rights (ECHR) obligations. The Basic Conditions Statement states this is the case.

53. No contrary evidence to the Plan meeting this Basic Condition has been presented and there is evidence of changes being made to the Plan during its preparation. I conclude that there has been adequate opportunity for those with an interest in the Plan to make their views known and representations have been handled in an appropriate manner with changes made to the Plan.

54. I conclude that the Plan meets this Basic Condition.

7. Detailed comments on the Plan policies

55. This section of the report reviews and makes recommendations on each of the Plan's policies to ensure that they meet the Basic Conditions. I make comments on all policies in order to provide clarity on whether each meets the Basic Conditions. Some of the supporting text and headings and supporting Maps and documents will need to be amended to take account of the recommended modifications.

Community Amenities

56. **Policy COM1** – This supports enhancement and protects against loss of an identified set of community amenities and supports proposals for new facilities in appropriate locations.

57. The Policy is supported by Table 1 which lists 33 "*community amenities*" ranging from a named industrial estate and car park to a general category of hair dressers. There is evidence of public support for the approach in consultation on the Plan.

58. The Policy relates variously to "*amenities*", "*facilities*" and "*services*" and there is a lack of any clear definition of its scope. This extends to the variety of amenities included in Table 1 and the lack of evidence for how these were identified. The draft Shropshire Local Plan Policy SP6 and SP10 identify "*community facilities and services*" as including "*local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship*". This is consistent with Policy CS8 in the current Core Strategy which identifies community facilities and services as including "*schools, pubs, village shops, post offices, village halls, community centres, cultural and youth facilities, police and emergency services, health care, highways, pedestrian and cycling facilities, public transport and environmental infrastructure such as open space and green infrastructure, sport and recreational provision*". I recommend consistent use of "*facilities and services*" rather than "*amenities*" to provide a consistent approach in the development plan.

59. There is merit in the Plan providing more local detail on what comprises community facilities and services in the neighbourhood area. The lack of an additional evidence base

means, however, that this should not extend beyond the scope of that already identified in the current and emerging Local Plan. It is, additionally, not appropriate to directly reference specific facilities and services in the Policy and Table 1 should serve to provide relevant examples.

60. Malehurst Industrial Estate does not fall into the category of a community facility or service and should not be included. I note that Rea Valley Business Park is not included but that Table 1 identifies specific businesses within it and consider this to be the appropriate approach. There is also a lack of clarity over the location or identity of some of the services identified in Table 1 – e.g. “*Wynstay Farmers*” is intended to relate to “*Wynstay Stores*” – and I recommend that addresses are provided and, ideally, the locations are shown on a map. On request I was provided with an appropriate map and locational details.

61. As drafted the Policy would support replacement facilities or services on a different site which do not provide equal or greater benefits to the community which is not the intention.

62. The last part of the Policy overlaps significantly with emerging Local Plan Policy SP6 but given it is enabling in its approach and the Local Plan has yet to be adopted I am satisfied it does not duplicate existing policy.

63. Policy COM1 does not meet the Basic Conditions.

- M2 – Be consistent in using “community facilities and services” throughout the Plan, including headings, titles, policies and the supporting text

- **M3 – Amend Policy COM1 to:**
 - **Replace “*Amenities*” with “*Facilities and Services*” in the title**
 - **Replace “*amenities*” with “*facilities and services*” in two instances**
 - **Insert “or service” after “*facility*” in the seventh line**
 - **Insert “and services” after “*facilities*” in the fifth and penultimate lines**
 - **Delete the first line**

- **Replace “or” with “and” at the end of the fourth line**
- M4 – Amend Table 1 and the supporting text to:
 - Replace “*Amenities*” with “Facilities and Services” in the title and heading
 - Delete “*Malehurst Industrial Estate*”
 - Use correct names for the identified facilities and services in all instances
 - Reference that Table 1 provides examples of the community facilities and services addressed by Policy COM1 which can be found within the neighbourhood area/parish
- OM2 – [Provide addresses for all the facilities and services included in Table 1 and identify them on a map(s)]

Landscape and Local Character

64. **Policy LAN1** – This supports development outside the Pontesbury village development boundary which maintains or enhances landscape character and requires development proposals likely to have a significant impact on landscape character to demonstrate how this has been addressed.

65. The Policy references a “*Landscape Character Statement*” which in turn draws on Shropshire Council’s landscape character assessment but which is neither included in the Plan nor linked to a reference. On request I was informed this was a reference to Parts 4 and 5 of the Plan which describes the built and landscape character of the area in relatively general terms. I recommend that the reference is deleted from the Policy and addressed in the supporting text.

66. The “*development boundary*” is identified in Figure 4 and for clarity this should be included in the Policy. Figure 4 shows the boundary proposed in the emerging Local Plan. This has been extended to include sites allocated for development. Given the importance of neighbourhood plans aligning with emerging Local Plans I consider this to be a pragmatic approach as the amendment is not a matter of major debate at the Local Plan Examination.

Should the Plan proceed then the development boundary in Figure 4 should align with the most recent version in the emerging (or by then adopted) Local Plan.

67. The Policy duplicates emerging Local Plan policy by referencing Policy SP10. This is not consistent with national planning policy that development plan policies should “*serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area*” (paragraph 16, NPPF). The second part of the policy references the “*Plan area*” when it is the “*neighbourhood area*” that is designated by Shropshire Council.

68. The supporting text is written in an abbreviated form and the purpose of paragraph 16.8 which simply names an unreferenced document is unclear.

69. Policy LAN1 does not meet the Basic Conditions.

- **M5 – Amend Policy LAN1 to:**
 - **Replace “*if it meets the requirements of SP10 in the revised Local Plan (Managing Development in the Countryside and*” with “*which*”**
 - **Delete “*as expressed in the Landscape Character Statement*”**
 - **Insert “(Figure 4)” after “*boundary*”**
 - **Insert a reference in brackets after “*Statement*”**
 - **Replace “*Neighbourhood Plan*” with “*neighbourhood*”**

- **OM3 – [Provide supporting text in paragraph 16.3-16.11 which more clearly explains the evidence and justification for the Policy]**

70. **Policy LAN2** – This supports development which addresses a range of policy criteria related to heritage considerations.

71. The structure of the Policy is inconsistent with, for example, Policy LAN1. The numbered paragraphs in Policy LAN2 identify different criteria and in Policy LAN1 identify different arms of the Policy. The drafting of the criteria needs to be amended to relate them to the opening line. There is also inconsistent use of bold text.

72. The first and last part of the Policy duplicates national, existing development plan and future development plan policy, including Section 16, NPPF; Local Plan Policies CS17 and MD13 and emerging Local Plan Policy DP23. There is further duplication in the reference to Policy SP10.

73. The reference to “*isolated spots*” lacks clarity and would more appropriately address accessibility.

74. Policy LAN2 does not meet the Basic Conditions.

- **M6 – Replace Policy LAN2 with:**

“Development will be supported which:

- a. **involves the residential conversion with minimum alteration or rebuilding of heritage assets in accessible locations close to services and facilities**
- b. **involves development in or adjacent to Cruckton village which respects the historic environment associated with Cruckton Hall, including:**
 - **the existing Home Farm boundary walls, trees and road alignment**
 - **the linear shape of the village and pattern of footpaths****and, where appropriate, uses designs which draw inspiration from the six County Council small holdings set up after the break-up of the Cruckton Hall Estate.”**

75. **Policy LAN3** – This supports development which conserves and enhances the two Conservation Areas.

76. The Policy duplicates national and development plan policy in respect of designated heritage assets, including paragraph 199ff, NPPF; Local Plan policies CS6 and MD13 and emerging Local Plan Policy DP23. It does not “*serve a clear purpose*” (paragraph 16, NPPF) and should be deleted. There is no additional local information not already addressed in existing planning policy as existing policy requires consideration of the Conservation Area character appraisals.

77. Policy LAN3 does not meet the Basic Conditions.

- **M7 – Delete Policy LAN3**

78. **Policy LAN4** – This identifies six highly valued amenity views within which development which safeguards key features will be supported.

79. The Policy is supported by Appendix A comprising a map locating each view with a red dot and a summary of each view which locates it by Grid Reference and description, lists relevant key features and provides a panoramic photograph.

80. The Policy is positively worded and consistent with emerging Local Plan Policy DP17. There is evidence of community support for the approach.

81. The neighbourhood area benefits from many fine views and the Policy focuses on those with particularly easy access. There will be other views which can be addressed by reference to the Local Plan if development proposals come forward which impact on them.

82. I visited each of the identified views and share the assessment that they are significant and that relevant “*key features*” are identified. There is a lack of clarity as to the field of view from each location given these are identified only by dots and the direction of the view is only described in View 4. I recommend that this is addressed by indicating the general direction of each view and on request I was provided with this information.

83. There is an error in referencing View 5 as being on “*Glove Lane*” instead of “*Grove Lane*” in Appendix 5 and a misspelling of Breidden Hills in View 3. For View 3 it is unclear from which direction the reference to its location being “*20m before the stile*” refers.

84. Policy LAN4 does not meet the Basic Conditions.

- **M8 – Amend Policy LAN4 to replace “are identified on map at” with “and their key features are identified in”**
- M9 – In Annex A:
 - Replace the first line with “The following map locates the amenity views and the following photographs illustrate their extent.”
 - For each view indicate the ordinal point which most closely associates with the centre of the panoramic photograph

85. **Policy LAN5** – This does not support development resulting in the coalescence of settlements in two locations.

86. The Policy is supported by maps in Appendix B identifying specific shaded areas “where settlements would encroach on one another if the settlements were to increase in size”. The base maps are out of date with a significant area of new development west of Hanwood not shown despite being referenced in the supporting text. There is no information provided on how the shaded areas have been identified and on request I was not provided with any substantial further evidence for the shaded areas defining where development would result in coalescence. I do not consider the approach to be sufficiently robust to support identifying specific locations where development will not be supported. As a consequence I recommend deleting the areas shaded in Appendix B.

87. The Policy takes an inconsistent approach to defining its objective. Avoiding encroachment, ensuring separate settlement identity, maintaining gaps, avoiding coalescence, and keeping physical separation are all referenced and while there is a consistent general intent these can each be interpreted differently. On request I was informed the policy is intended to avoid coalescence

88. There is evidence of support for the approach through public consultation. Given Minsterley’s location outside the neighbourhood area I sought clarification as to the views of Minsterley Parish Council and was informed it is supportive.

89. The Policy is negatively worded in stating what “*will not be supported*” and lacks robust evidence justifying such an approach in specific locations. I recommend modifying the Policy to provide more general support for avoiding coalescence.

90. Policy LAN5 does not meet the Basic Conditions.

- **M10 – Replace Policy LAN5 with:**

- **“Policy LAN5 Avoiding coalescence of settlements**

- **Development proposals should protect the separate identity of and contribute to maintaining the gaps between the settlements of Cruckmeole and Hanwood and Pontesbury and Minsterley (Appendix B).”**

- M11 – Amend Appendix B to:

- Remove the brown shaded areas
 - Provide up to date base maps
 - Delete the three lines of text at the bottom of age B-1

91. **Policy LAN6** – This supports development along the A488 which is consistent with Local Plan policies for development in the countryside and maintains or enhances landscape character.

92. There is evidence of strong community support for the protection of the countryside and views, including along the road and the overall intention of the Policy is to avoid ribbon development.

93. The reference to Policy SP10 in the emerging Local Plan serves no clear purpose by repeating other planning policy and the Examination into the revised Local Plan has not been completed.

94. Policy LAN6 does not meet the Basic Conditions.

- **M12 – Amend Policy LAN6 to delete “Proposed” and replace from “will” to “enhances” with “should maintain or enhance”**

Housing and Design

95. **Policy HOU1** – This identifies a range of design considerations to be addressed by new development in Pontesbury Village, including the Character of Pontesbury village statement.

96. The Policy is positively worded and there is evidence of community support for high quality design.

97. The Policy is limited to development in Pontesbury village despite the general title. This should be clarified by referencing the map showing the development boundary to provide necessary certainty to applicants.

98. The Policy references the “*Character of Pontesbury Village statement*”. No further information on this statement, its contents or where it can be located is provided. It is not available in the evidence base provided online. On request I was informed this was a reference to Parts 4 and 5 of the Plan which describes the built and landscape character of the area in relatively general terms and look beyond Pontesbury village. I recommend that the reference is deleted from the Policy and the analysis from elsewhere in the Plan is addressed in the supporting text.

99. I recommend some minor rewording of the detailed considerations to address syntax issues and confirm that all considerations apply. The final consideration relating to the naming of new developments is not a planning consideration.

100. Policy HOU1 does not meet the Basic Conditions.

- **M13 – Amend Policy HOU1 to:**
 - **Insert “in Pontesbury village” at the end of the title**

- **Replace “New development in Pontesbury Village” with “New development within the boundary of Pontesbury Village (Figure 4)”**
- **Delete “as expressed in the Character of Pontesbury Village statement”**
- **Replace the penultimate bullet with “Maintaining a village feel by breaking down larger scale development into distinct areas and including a focal point, such as a green, where appropriate”**
- **Insert “; and” at the end of the penultimate bullet**
- **Delete the final bullet**

101. **Policy HOU2** – This supports infill development in Pontesbury village which meets identified housing needs on sites for two to four homes.

102. The Policy is positively worded and enabling. There is some evidence of unmet housing needs although the Plan notes that the emerging Local Plan is expected to provide sufficient affordable homes. The Policy seeks to complement emerging Local Plan Policy DP1 addressing housing mix on sites of five or more dwellings. It is logical that the Policy should apply to all sites of four or fewer homes, including single dwellings, and this is appropriate given its positive drafting as it will not be unduly restrictive. The Policy should reference “homes” or “dwellings” as not all provision will be in the form of “houses”.

103. The Policy title is misleading in referencing affordable homes and failing to reference the Policy only applies to building within Pontesbury village. The need for development to be in conformity with other relevant planning policies duplicates existing policy and serves no clear purpose.

104. Policy HOU2 does not meet the Basic Conditions.

- **M14 – Amend Policy HOU2 to:**
 - **Change the title to “Meeting housing needs in Pontesbury village”**
 - **Replace “between two and four houses” with “four homes or fewer”**
 - **Insert “(Figure 4)” after “boundary”**
 - **Replace “houses” with “homes”**

- **Delete “and in conformity with other relevant policies”**

Movement and Transport

105. **Policy MOV1** – This supports development enhancing the Public Rights of Way network, including providing access in two specific locations.

106. The Policy is positively worded and enabling. The title does not relate well to the content of the Policy.

107. The relationship between the first and second parts of the Policy is unclear and the latter considerations should be bulleted or lettered to ensure consistency with other Plan policies. This requires some minor redrafting.

108. Two locations are specifically identified where access points would be desirable. These are identified in Figures 5 and 6 but neither Figure is clearly presented. It is not possible accurately to identify the location of either the dismantled bridleway or the relevant stretch of Thieves Lane (which extends well beyond the map). The broad indication of an “*Area of Development*” in both Figures serves no helpful purpose given its general nature and relevant development may come forward in other locations. On request I was provided with more suitable Figures. It is overly restrictive to state that such links “*must*” be provided.

109. Paragraph 18.5 relating to car parking does not belong in this section of the Plan.

110. Policy MOV1 does not meet the Basic Conditions.

- **M15 – Amend Policy MOV1 to:**
 - **Change the title to “Public Rights of Way and links”**
 - **Add “This includes proposals that:” after the first sentence and replace subsequent numbered points with bullets or letters**

- In first bullet replace *“Development should promote the protection and maintenance of”* with *“protect and maintain”*; delete *“but”*; and put commas before and after *“including mobility scooters”*
 - In second bullet replace *“Upgrading of”* with *“upgrade”*
 - In third bullet replace *“Developments in proximity of”* with *“provide access points for all forms of active traveller to”* and delete *“must include access points for all forums of active traveller to the right of way”*
 - In third bullet replace *“(e.g.”* with *“, including”*
- M16 - Replace Figures 5 and 6 with maps enabling the locations to be accurately identified
 - M17 – Delete or move paragraph 18.5

111. **Policy MOV2** – This supports development not increasing pressure for on-street parking and providing for electric vehicle charging in line with the Local Plan.

112. The Policy is supported by some evidence of community support but there is no evidence provided as to the parking issues faced by the neighbourhood area. The Policy is positively drafted and enabling. The second sentence could be more clearly drafted. The requirement that new development *“must”* maximise off-street parking is unduly restrictive and there is a lack of evidence supporting a need for off-street parking. The third part of the Policy service no clear purpose as it duplicates Local Plan policy requirements.

113. Policy MOV2 does not meet the Basic Conditions.

- **M18 – Amend Policy MOV2 to:**
 - **Replace the second sentence of section 1 with “Proposals which involve loss of existing parking will be considered if equivalent alternative parking is provided.”**
 - **Delete section 3**

- **Replace section 4 with “Development which maximises off-street parking whilst bearing in mind the needs of high quality design will be supported.”**

Employment and Business

114. **Policy EMP1** – This provides a range of policy considerations for the development of small scale employment and farm diversification.

115. The Policy addresses a wide range of different types of employment related development which are characteristic of the area. The approach is positively worded and enabling and there is evidence of broad support from public consultation. The overall approach is to require all such development to respect local character and there are instances where this is duplicated in the detailed policy considerations.

116. On request I was informed of the support of the landowner for an expansion of Malehurst Industrial Estate and provided with a map showing the potential area. This is helpful context but the lack of evidence for how the boundary of the potential expansion area has been defined and its omission from the submitted Plan and the opportunities for consultation mean it is not appropriate to be included.

117. The purpose of the illustration on page 41 (incorrectly referenced as page 36 in the Policy) is unclear. It includes references to generic approaches to environmental enhancement that does not add clarity to the Policy.

118. There is no evidence supporting a threshold of 10 pitches above which support for glamping, camping or touring caravans will not be provided. It is therefore appropriate only to reference the impact of such activity without defining a threshold. The second part of this policy relating to multiple sites is negatively worded.

119. There is support for the reuse of redundant or disused buildings “*of sufficient character*” without any definition as to how this might be determined. Given the intention is to retain the buildings it is appropriate to reference buildings of a character worthy of retention.

120. In the absence of any further detail or reference the Shropshire Farmsteads Characterisation Project should be addressed in the supporting text and a reference and, ideally, link provided.

121. It is unclear whether the reference in the final section to being adapted to climate change refers to proposals for new small scale businesses or their accompanying renewable energy schemes. The latter are also a climate change mitigation and not adaptation measure.

122. Policy EMP1 does not meet the Basic Conditions.

- **M19 – Amend Policy EMP1 to:**
 - **In section 2 delete the second sentence**
 - **In section 3 replace “*exceed 10 pitches*” with “*significant adverse impacts*” and “*will not be supported*” with “*should demonstrate that they do not have significant adverse impacts*”**
 - **In section 5 insert “to warrant retention” after “*character*”**
 - **In section 6 delete the second sentence and include details of the Shropshire Farmsteads Characterisation Project in the supporting text**
 - **Replace section 7 with “Development for new small scale business that are well adapted to the impacts of climate change and include renewable energy schemes”**

Green Environment

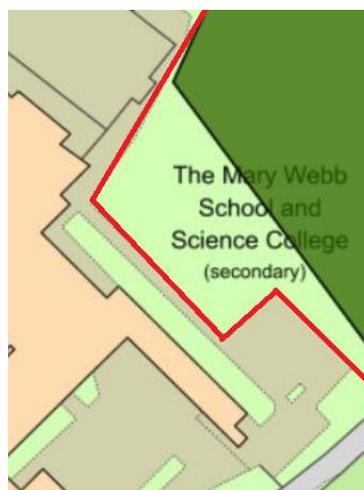
123. **Policy GRE1** – This designates eight Local Green Spaces.

124. The Policy is supported by Figure 7 summarising each of the proposed Local Green Spaces and Appendix C providing a large scale map defining their boundaries. The locations have been identified through community engagement on the Plan. On request I was informed that the landowners have been consulted and no objections have been raised.

125. The assessment of each of the proposed Local Green Spaces in terms of the criteria provided in paragraph 102 (incorrectly referenced as paragraph 101 in the Plan) of the National Planning Policy Framework is at a basic level and barely sufficient to support the Policy. I visited each of the proposed Local Green Spaces during my visit and made my own assessment which broadly agrees with that provided in Figure 7. There have been some changes since the assessment was completed, including the closure of Cruckton Hall School and the opening of Fitzroy Academy on the same site at LGS8. With LGS7 there would be logic in extending the area to the south east to include the green space west of Church House which is contiguous and performs the same function as the area proposed but I was informed it had not been possible to contact the owner and so the site was omitted. This could be addressed in a future review of the Plan.

126. The detailed boundaries are not accurately presented in the polygons provided in Appendix C and this needs to be improved to provide a more precise alignment. It would also be preferable for all the maps to be provided at the same scale. Other recommended changes are:

- LGS2 – remove the area of the road running N/S through the area from the area of Local Green Space and extend the area in the south west to remove the arbitrary boundary and include the additional area bounded by the red line



- LGS4 – reference the area of woodland in Figure 7

- LGS7 – remove the roads from the area of Local Green Space

127. There is some inconsistency in the names used in the Policy, Figure 7 and Appendix C for LGS1, LGS2, LGS4, LGS5 and LGS8. Appendix C does not include the LGS identification number for each of the locations.

128. To be afforded a level of protection consistent with them being Green Belt, Local Green Spaces need only be designated by the Plan. This follows a Court of Appeal case relating to a Local Green Space policy in a neighbourhood plan (Lochailort Investments Limited v. Mendip District Council and Norton St Philip Parish Council, [2020] EWCA Civ 1259) which means it is inappropriate without clear justification to include any wording that sets out how development proposals should be managed. The reference to how parking proposals on LGS2 will be considered is similarly not appropriate as any such proposals will be considered in accordance with Policy GRE1 and other development plan policies.

129. The purpose of the map of open space availability in Appendix D is unclear. It is poorly presented and incorrectly referenced in paragraph 20.7.

130. Policy GRE1 does not meet the Basic Conditions.

- **M20 – Amend Policy GRE1 to:**
 - **Delete “*where new development is ruled out except in very special circumstances*”**
 - **Use consistent names throughout the Plan, including a reference to Fitzroy Academy in relation to LGS8**
- **M21 – Amend the supporting text and evidence to:**
 - Be more precise in depicting the precise boundary of each Local Green Space on the maps
 - Amend the boundary of LGS2 and LGS8 as indicated
 - Update references to LGS4 and LGS8 as indicated
 - Identify each map in Appendix C with the relevant LGS reference number

- Delete paragraph 20.5
- Delete Appendix D and paragraph 20.7

131. **Policy GRE2** – This supports development which benefits biodiversity and identifies a range of policy considerations.

132. The Policy is supported by some evidence as to the significance of the area for biodiversity although Figure 8 only shows protected species sites already addressed in Local Plan policy.

133. The Policy is not worded positively with development only being “*considered*”.

134. The Policy expects development to demonstrate 10% net gain for biodiversity. This anticipates implementation of measures on biodiversity net gain only recently introduced into law but not yet in force and with important details on how it will apply to different levels and types of development still being finalised. The issue is also addressed in emerging Local Plan Policy DP12. It is not appropriate to limit consideration of sites suitable for contributing to net gain to the parish council which is not a decision making body.

135. There is no evidence supporting a need for replacing trees at a 2:1 as opposed to any other ratio. No link is provided to the local Nature Recovery Network. Examples such as bat boxes should be provided in the supporting text.

136. Policy GRE2 does not meet the Basic Conditions.

- **M22 – Amend Policy GRE2 to:**
 - **Replace the first two sentences with “Proposed development that protects and enhances local wildlife species and habitat and contributes to on-site net gain will be supported.”**
 - **In section 3 replace “ratio of 2:1” with “a positive ratio”**
 - **In section 4 move the examples to the supporting text**

- In section 5 delete *“specified by the Parish Council”* and provide a reference/link to the Local Recovery Network
- In section 6 delete *“Implement”*

137. **Policy GRE3** – This supports development which minimises pollution and contributes to a low carbon economy.

138. The Policy addresses a range of considerations and is not consistent in the way it addresses both general pollution and the desire to support a transition to a zero-carbon economy. *“Minimising light pollution”* is one example that has little bearing on carbon ambitions. Ambitions for a zero carbon economy also goes beyond the scope of current policy and is distinct from the national net zero policy objective. There are also overlaps with Policy GRE4 focused on carbon reduction and to provide necessary clarity I recommend that Policy GRE3 addresses pollution considerations more generally.

139. On the detailed policy drafting there is a lack of clarity as to what is an *“acceptable place”* in relation to the A488.

140. Policy GRE3 does not meet the Basic Conditions.

- **M23 – Amend Policy GRE3 to:**
 - **Replace the first two lines with “Development proposals should minimise pollution by:”**
 - **In section 1 deleting *“in an acceptable place in relation to the A488”* and adding *“, including from the A488”* at the end**

141. **Policy GRE4** – The Policy provides a range of policy considerations relating to carbon reduction and renewable energy production.

142. The overall approach conflates different issues with the two of the three sections relating to renewable energy. I recommend this issue is considered as a separate Policy.

143. The first part of the carbon reduction policy overlaps with other provisions, including Building Regulations. These address the thermal efficiency of building materials and compliance with construction and other standards. National planning policy is that “*any local requirements for the sustainability of buildings should reflect the Government’s policy for national technical standards*” (NPPF, paragraph 154) and the Plan can support but not require development to deliver higher voluntary standards. The second part includes a superfluous reference to avoiding fossil fuels. The third part includes a confused reference to setting out a minimum percentage of energy provision from on-site renewables and low carbon sources. Such a percentage would need to be set out in planning policy and not determined during development management.

144. Policy GRE4 does not meet the Basic Conditions.

145. The approach to community renewables is positive and enabling. The Policy would be supported by further definition of community renewables, such as by referencing the Government guidance (<https://www.gov.uk/guidance/community-energy>).

- **M24 – Amend Policy GRE4 to:**
 - **Replace the first four lines with “Development proposals which support the transition to net zero will be supported, including where appropriate the following measures:”**
 - **Replace section a. with “Energy efficiency standards that exceed national technical standards”**
 - **End section b. at “PV” and delete remainder**
 - **End section c. at “sources” and delete remainder**
- **M25 – Insert a new Policy “GRE5 Community Renewables” comprising the second two parts of Policy GRE4 in the submitted Plan**
- OM4 – [Provide further information on the definition of community renewables in the supporting text]

8. Recommendation and Referendum Area

146. I am satisfied the Pontesbury Neighbourhood Plan meets the Basic Conditions and other requirements subject to the modifications recommended in this report and that it can proceed to a referendum. I have received no information to suggest other than that I recommend the referendum area matches that of the Neighbourhood Area.



Committee and Date

Item

Cabinet 19th July 2023

Public



Ironbridge Gorge World Heritage Site Supplementary Planning Document - Adoption

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Cabinet Member (Portfolio Holder):	Richard Marshall, Portfolio Holder for Highways and Regulatory Services		

1. Synopsis

- 1.1. Report seeking approval to adopt the Ironbridge Gorge World Heritage Site Supplementary Planning Document, to provide guidance on application of Local Plan policies and form a material consideration in the planning application process.

2. Executive Summary

- 2.1. The Shropshire Plan includes the strategic objective: *“maintain, protect, and enhance our outstanding natural and historic environment...”* and specifies that one mechanism for achieving this objective is *“providing high quality advice that promotes excellent management, care, and enhancement of Shropshire’s rich and highly varied natural and historic environment.”*
- 2.2. Provision of guidance on the application of Local Plan policies within the Ironbridge Gorge World Heritage Site (Ironbridge Gorge WHS) and its setting within a Supplementary Planning Document (SPD) and use of this SPD as a material consideration in the planning application process are ways in which the Council can provide high quality advice on the historic environment.
- 2.3. World Heritage Sites (WHS’s) are internationally important heritage assets that receive the highest level of heritage protection in the planning process. Their inscription (or designation) is carried out by the United Nations Educational, Scientific and Cultural Organisation (UNESCO). There are currently 20 WHS’s in England.

- 2.4. The Ironbridge Gorge WHS covers 550ha, of which 131ha (around 23%) falls within Shropshire Council's administrative area. The remainder is in Telford & Wrekin Council's administrative area. The Ironbridge Gorge WHS was inscribed in 1986 in recognition of its international importance as set out in its statement of Outstanding Universal Value (OUV).
- 2.5. An SPD adds further detail and guidance on the implementation of policies in the Council's Local Plan and can form a material consideration in planning decisions – but importantly does not itself form part of the Local Plan.
- 2.6. The Ironbridge Gorge WHS SPD is intended to provide guidance on the application of policies within adopted and emerging Local Plan's in Shropshire and Telford & Wrekin respectively. It is aimed at those considering development proposals and preparing planning applications within the Ironbridge Gorge WHS and its setting, providing guidance on how they can conserve and enhance the Ironbridge Gorge WHS. It would also be used by Shropshire Council and Telford and Wrekin Council in the determination of planning applications within the WHS and its setting.
- 2.7. SPD's are generally prepared in 3 stages: drafting; public consultation; review and adoption. The Ironbridge Gorge WHS SPD is at the third stage in this process.
- Shropshire Council worked jointly with Telford and Wrekin Council to prepare a draft Ironbridge Gorge WHS SPD.
 - Following approval by respective Cabinet's, the two Council's undertook a joint public consultation on the draft Ironbridge Gorge WHS SPD between the 9th January 2023 and the 20th February 2023. This consultation was consistent with Shropshire Council's Statement of Community Involvement. A total of 26 responses were received from local residents, interested individuals, interest groups, organisations, and statutory consultees. A summary of the consultation and responses received is provided as Appendix 1 of this report.
 - Officers from Shropshire Council and Telford & Wrekin Council have reviewed these responses and where appropriate identified amendments to the draft Ironbridge Gorge WHS SPD. This final draft Ironbridge Gorge WHS SPD is provided as Appendix 2 of this report.
- 2.8. The purpose of this report in accordance with the Town and Country Planning (Local Planning) (England) Regulations (2012) (as amended) is to seek approval to adopt the Ironbridge Gorge WHS SPD (Appendix 2) to provide guidance on application of Local Plan policies and form a material consideration in the planning application process.
- 2.9. Once adopted, the SPD would form part of a suite of documents, including the Local Plan and WHS Management Plan, that set out how the WHS can be protected and positively managed.
- 2.10. The SPD would also contribute to the achievement of the Shropshire Plan, particularly the Healthy Environment priority, by contributing to the maintenance, protection and enhancement of our outstanding natural and historic environment.
- 2.11. Telford and Wrekin Council's Cabinet on 13th July 2023 will, have considered a report seeking approval to adopt the Ironbridge Gorge WHS SPD within their administrative area. Adoption of the Ironbridge Gorge WHS SPD as a material consideration in the

planning application process within the Telford & Wrekin Council administrative area is subject to this decision. A verbal briefing of the decision by Telford & Wrekin Council's Cabinet regarding the adoption of the Ironbridge Gorge WHS SPD can be provided to Cabinet on the 19th July 2023.

3. Recommendations

- 3.1. In accordance with the Town and Country Planning (Local Planning) (England) Regulations (2012) (as amended), approve the adoption of the Ironbridge Gorge World Heritage Site Supplementary Planning Document (Appendix 2) to provide guidance on application of Local Plan policies and form a material consideration in the planning application process.

Report

4. Risk Assessment and Opportunities Appraisal

- 4.1. The Town and Country Planning (Local Planning) (England) Regulations (2012) (as amended) set out the requirements for SPD's which must be complied with. It is considered that the Ironbridge Gorge WHS SPD and the process undertaken in its preparation is consistent with these requirements.
- 4.2. Shropshire Council's Statement of Community Involvement specifies the requirements for preparing and consulting upon SPD's in Shropshire and should be complied with. It is also considered that the Ironbridge Gorge WHS SPD and the process undertaken in its preparation is consistent with these requirements.
- 4.3. There are a number of potential risks to the OUV of the Ironbridge Gorge WHS that the SPD will help address. These include:
- *Development proposals that are poorly designed risking the character of the area* – the SPD will provide guidance tailored to the WHS for residents and businesses intending to submit planning applications.
 - *Increased risk of flooding events and the need to balance the protection of property and life with the heritage of the area* – the SPD will help provide planning guidance for particular issues such as property level flood defences.
 - *The need to conserve and maintain heritage assets whilst encouraging sustainable, low carbon development* – guidance in the SPD will help support appropriate 'climate ready' development such as renewable energy and electric vehicle infrastructure.
 - *Minimising potentially negative impacts, associated with a successful visitor economy* – the SPD will provide planning guidance on infrastructure and commercial developments.
- 4.4. UNESCO have removed WHS status from sites where they feel the OUV is threatened or has been harmed. Not bringing forward the SPD could adversely impact the heritage significance of the Ironbridge Gorge area and risk its status as a WHS. In preparing an SPD, the Council are taking a proactive approach, in partnership with Telford and Wrekin Council, to plan positively for the WHS and ensure that the risks are minimised.

- 4.5. A further Stage One screening Equality, Social Inclusion and Health Impact Assessment (ESHIA) has been completed for the final draft Ironbridge Gorge WHS SPD following the period of public consultation. This is provided at Appendix 3.
- 4.6. It is anticipated that the equality impacts will be neutral to low positive across the nine Protected Characteristic groupings defined by the Equality Act 2010. There is potential for positive equality impact for the groupings of Age, Disability, Pregnancy and Maternity, and Sex, in terms of mental well-being opportunities arising for people in these groupings to feel safer on their journeys for education, work or leisure. This is particularly so for families with young children, wheelchair users, and older people who may consider themselves to be vulnerable and less likely to venture out without clear signage and lighting, and pavements that can be navigated safely by them and their carers.
- 4.7. An additional grouping for whom there may be positive impacts are people with less visible disabilities or conditions, including people with neurodiverse conditions, and for people with visual impairments. For example, a cluttered space can cause overstimulation for some people with autism, and many autistic people need space around them, which means that narrow passageways can cause stress. Additionally, sensitive use of appropriate lighting such as minimal use of fluorescent lighting, as well as clear signage, will be anticipated to provide further benefits for people with neurodiverse conditions and for others including those with visual impairments.
- 4.8. Both the adopted Local Plan and the draft Shropshire Local Plan include a series of indicators that are utilised to monitor effects. It is considered that these indicators will assist with understanding the effects of the Ironbridge Gorge WHS SPD upon people in the nine Protected Characteristic groupings as defined by the Equality Act 2010, with additional recognition of the intersectionality between groupings and for people in a range of household circumstances, considered in our tenth grouping around social inclusion. This then includes people in rural households, people in low income households, and those that we may consider to be vulnerable.
- 4.9. The Council will draw upon the learning from pedestrianisation efforts in market towns in Shropshire, which are building upon Covid-19 measures that led to improved physical access around towns by people in Protected Characteristic groupings and those we may describe as vulnerable. The Council will also draw upon strategic policy around public transport infrastructure including Active Travel, and best alignment with economic growth strategy development and with implementation of cultural and leisure strategy actions. These strategies all very much include efforts to promote social inclusion and in so doing achieve equality of opportunity for people in Protected Characteristic groupings to safely access economic, leisure and cultural opportunities in market towns.
- 4.10. From a health and well-being perspective, it is anticipated that the SPD will encourage the submission of well-designed development and infrastructure schemes that protect the OUV of the WHS whilst also encouraging the use of public transport and active travel. This can be maximised through efforts to ensure that there are accessible routes within, to and around the WHS which will be perceived as safe by pedestrians and cyclists, e.g: use of lighting, as well as clear signage, and that green infrastructure is maintained and enhanced whenever possible. There are additional positive impacts in terms of the recognised positive mental well-being that may accrue from employment, leisure, and cultural opportunities.

5. Financial Implications

- 5.1. The value of the Ironbridge Gorge WHS designation has helped the area maintain a strong visitor economy, promoted Shropshire as a place to visit, live, work, and invest and has helped secure investment into ground stabilisation works and conservation projects in the WHS area.
- 5.2. The Ironbridge Gorge WHS SPD would assist the Council in continuing to make the most effective use of its resources and support the efficient delivery of the development management process.
- 5.3. The cost of the adoption and implementation of the SPD will be met from existing resources and budgets.

6. Climate Change Appraisal

- 6.1. The Ironbridge Gorge WHS SPD seeks to promote sustainable development that conserves and enhances the OUV of the Ironbridge Gorge WHS (which include the woodlands and geological resources of the gorge).
- 6.2. The Ironbridge Gorge WHS SPD includes guidance on renewable energy, energy efficiency, and resilience and adaptation measures that seek to balance development with the need to reduce the impacts of climate change. It is therefore considered that the SPD is expected to have a positive outcome on the climate change impacts listed:
 - Energy and fuel consumption (buildings and/or travel) though the provision of guidance on appropriate alterations to existing buildings within the Ironbridge Gorge WHS to improve thermal and energy efficiency and guidance on the design of new buildings within the Ironbridge Gorge WHS.
 - Renewable energy generation though the provision of guidance on appropriate renewable energy technologies to integrate into existing buildings within the Ironbridge Gorge WHS.
 - Carbon offsetting or mitigation including through the aforementioned guidance on energy efficiency and appropriate renewable technologies of existing buildings, the design of new buildings within the Ironbridge Gorge WHS, and the contribution to the positive management of woodland and other habitats within the Ironbridge Gorge.
 - Climate change adaptation including through the provision of guidance on flood risk management for new and existing buildings within the Ironbridge Gorge WHS.

7. Background

World Heritage Sites

- 7.1. WHS's are internationally important heritage assets that are inscribed (or designated) by UNESCO due to their OUV. OUV means '*cultural and/or natural significance which is so exceptional as to transcend national boundaries and to be of common importance for present and future generations of all humanity. As such, the permanent protection of this heritage is of the highest importance to the international community as a whole.*' (National Planning Practice Guidance on the Historic Environment).

The Ironbridge Gorge World Heritage Site

- 7.2. The Ironbridge Gorge WHS was inscribed by UNESCO in 1986. It covers 550ha, of which 131ha (around 23%) falls within Shropshire Council's administrative area. The remainder is in Telford & Wrekin Council's administrative area.
- 7.3. The Ironbridge Gorge WHS Management Plan includes a brief summary of its OUV which states: *'The Ironbridge Gorge provided the raw materials that revolutionised industrial processes and offers a powerful insight into the origins of the Industrial Revolution. It contains extensive evidence and remains of that period when the area was the focus of international attention from artists, engineers, and writers. The site contains substantial remains of mines, pit mounds, spoil heaps, foundries, factories, workshops, warehouses, iron masters' and workers' housing, public buildings, infrastructure, and transport systems, together with traditional landscape and forests of the Severn Gorge. In addition, there also remain extensive collections of artefacts and archives relating to the individuals, processes and products that made the area so important.'*
- 7.4. The Ironbridge Gorge WHS is also a Conservation Area (cross-boundary between Shropshire and Telford and Wrekin Council administrative areas) and enjoys additional protection under that designation. It also contains a significant number of other designated heritage assets - not least the Iron Bridge itself which is one of 7 Scheduled Monuments. It also contains 375 listed buildings, many buildings of local interest, and 10 internationally significant museums.

Planning context

- 7.5. The National Planning Policy Framework (NPPF) considers WHS's to be designated heritage assets of the highest significance. Any harm to or loss of significance to a WHS should require convincing justification. Substantial harm or loss should be wholly exceptional. This applies equally to development in the setting of a WHS which is likely to affect its OUV. NPPF defines 'setting' as *'the surroundings in which a heritage asset is experienced'*.
- 7.6. The Council has the power to introduce SPD's under the Town and Country Planning (Local Planning) (England) Regulations (2012) (as amended). There are 3 stages in the preparation of an SPD:
1. Drafting.
 2. Public consultation on a draft document.
 3. Adoption by a Local Authority once responses to the public consultation have been reviewed and any amendments arising from it have been made.
- 7.7. Stage 1: Shropshire Council worked jointly with Telford & Wrekin Council to prepare a Draft Ironbridge Gorge SPD. The Shropshire Local Plan Member Group (including the relevant Local Members) provided oversight and comment on the SPD in the final stages of drafting.
- 7.8. Stage 2: Following approval by respective Cabinet's, the two Council's undertook a joint public consultation on the draft Ironbridge Gorge WHS SPD between the 9th January 2023 and the 20th February 2023. This consultation was consistent with Shropshire Council's Statement of Community Involvement. A total of 26 responses were received from local residents, interested individuals, interest groups, organisations, and statutory consultees. A summary of the consultation and responses received is provided as Appendix 1 of this report.

- 7.9. Stage 3: Officers from Shropshire Council and Telford & Wrekin Council have reviewed these responses and where appropriate identified amendments to the draft Ironbridge Gorge WHS SPD. The consultation responses received and proposed approach to these responses including appropriate amendments were discussed with the Shropshire Local Plan Member Group (including the relevant Local Members), which provided oversight and comment on the SPD. This final draft Ironbridge Gorge WHS SPD is provided as Appendix 2 of this report.
- 7.10. The purpose of this report in accordance with the Town and Country Planning (Local Planning) (England) Regulations (2012) (as amended) is to seek approval to adopt the Ironbridge Gorge WHS SPD (Appendix 2) to provide guidance on application of Local Plan policies and form a material consideration in the planning application process.
- 7.11. SPD's provide guidance and information to support the implementation of a policy/policies in the adopted Local Plan. However, they must be consistent with policies of the adopted Local Plan, cannot introduce new policy, and do not form part of the Local Plan. An SPD can be a material consideration in the development management process.
- 7.12. The adopted Local Plan for Shropshire consists of the Shropshire Core Strategy (2011), the Site Allocations and Management of Development (SAMDev) Plan (2015) and any adopted formal Neighbourhood Plans. Planning applications should be determined in accordance with the adopted Local Plan unless material considerations indicate otherwise.
- 7.13. This adopted Local Plan provides a robust set of planning policies for conserving the OUV of the Ironbridge Gorge WHS, the most relevant of which include: Core Strategy policies CS3: Market Towns and Other Key Centres, CS6: Sustainable Design and Development Principles, CS16: Tourism, Culture and Leisure, and CS17: Environmental Networks; and SAMDev Plan policies S4: Broseley, MD2: Sustainable Design, MD12: Natural Environment, and MD13: Historic Environment.
- 7.14. The Ironbridge Gorge WHS SPD would provide guidance and information to support the implementation of these policies, particularly policies CS6 of the Core Strategy (Sustainable Design and Development Principles) and MD13 (Historic Environment) of SAMDev Plan.
- 7.15. The Council is at an advanced stage of a Local Plan Review (with a draft Local Plan currently the subject of examination). It is therefore important to consider the updated policies that are relevant to the Ironbridge Gorge WHS. These include the following: SP1: The Shropshire Test, SP5: High Quality Design, SP14: Strategic Corridors, DP23: Conserving and Enhancing the Historic Environment, S4: Broseley Place Plan Area and S20: Former Ironbridge Power Station Strategic Settlement.
- 7.16. The Ironbridge Gorge WHS SPD would provide guidance and information to support the implementation of these policies, particularly policy DP23.
- 7.17. Once adopted, the SPD would form part of a suite of documents, including the Local Plan and WHS Management Plan, that set out how the WHS can be protected and positively managed.

The Shropshire Plan

- 7.18. The Shropshire Plan includes the strategic objective: “*maintain, protect, and enhance our outstanding natural and historic environment...*” and specifies that one mechanism for achieving this objective is “*providing high quality advice that promotes excellent management, care, and enhancement of Shropshire’s rich and highly varied natural and historic environment.*”
- 7.19. Provision of guidance on the application of Local Plan policies within the Ironbridge Gorge WHS and its setting within a SPD and use of this SPD as a material consideration in the planning application process are ways in which the Council can provide high quality advice on the historic environment.

8. Additional Information

How the SPD would be used

- 8.1. The aim of the Ironbridge Gorge WHS SPD is to provide guidance and information to support the implementation of policies in the adopted Local Plan and in the future the draft Shropshire Local Plan.
- 8.2. It will provide residents, businesses, and other organisations with information on how relevant planning proposals within the WHS and its setting can conserve and enhance the OUV of the Ironbridge Gorge WHS when they are considering preparing a planning application. This includes planning applications relating to:
- Alterations, extensions, and refurbishment of existing residential and commercial properties.
 - Change of use from one development type to another.
 - New residential and employment development proposals.
 - Applications relating to renewable energy.
- 8.3. Once adopted, the SPD would be used by Shropshire Council when determining planning applications within the WHS and its setting within the Council’s administrative area. Assuming it is also adopted by Telford and Wrekin Council, it would be used for the same purpose in their administrative area.

9. Conclusions

- 9.1. An SPD for the Ironbridge Gorge WHS would provide guidance and information to support the implementation of policies in the adopted Local Plan and in the future the draft Shropshire Local Plan, which will in turn strengthen the way the planning system conserves and enhances this internationally designated area’s historic significance.
- 9.2. Provision of guidance on the application of Local Plan policies within the Ironbridge Gorge WHS and its setting within a SPD and use of this SPD as a material consideration in the planning application process are ways in which the Council can provide high quality advice on the historic environment, thereby contributing to the achievement of the objectives of the Shropshire Plan.
- 9.3. The SPD would provide clear and consistent advice across both Shropshire and Telford and Wrekin’s administrative areas. It would assist residents and businesses in the submission of relevant planning applications, and both Councils when determining relevant planning applications. This will add to the positive management of the Ironbridge Gorge WHS and provide greater surety on outcomes for planning applicants and local communities.

List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)

Shropshire Council Core Strategy 2006-2026 –

<https://www.shropshire.gov.uk/media/8534/core-strategy.pdf>

Shropshire Council SAMDev Plan 2006-2026 –

<https://www.shropshire.gov.uk/media/8503/samdev-adopted-plan.pdf>

Draft Shropshire Local Plan 2016 – 2038 –

<https://www.shropshire.gov.uk/media/21100/sd002-draft-shropshire-local-plan.pdf>

Ironbridge Gorge WHS Management Plan - <https://www.telford.gov.uk/igwhsmgtplan>

Local Members:

Cllr Caroline Bagnall – Broseley

Cllr Dan Thomas – Much Wenlock

Cllr Claire Wild – Severn Valley

Cllr Richard Marshall – Worfield

Appendices

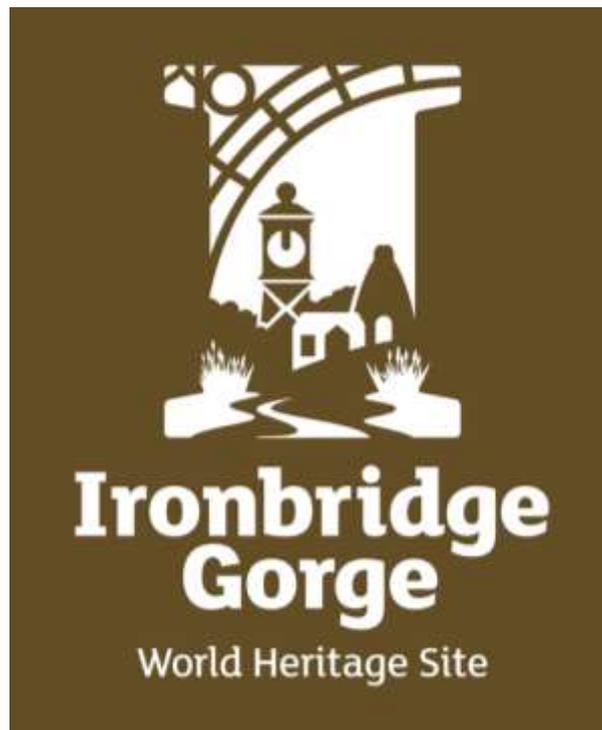
Appendix 1: Consultation Statement – Draft Ironbridge Gorge World Heritage Site Supplementary Planning Document

Appendix 2: Final Draft Ironbridge Gorge World Heritage Site Supplementary Planning Document

Appendix 3: Equality, Social Inclusion and Health Impact Assessment (ESHIA) for the Ironbridge Gorge World Heritage Site Supplementary Planning Document

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Ironbridge Gorge World Heritage Site Supplementary Planning Document Consultation Statement



July 2023

Introduction

The Ironbridge Gorge World Heritage Site (referred to as the 'IGWHS' or the 'Site' throughout this document) is an extraordinarily important place, and was designated in 1986, as one of the United Kingdom's first World Heritage Sites by the United Nations, Educational, Scientific and Cultural Organisation (UNESCO). This was in recognition of its leading role in the Industrial Revolution and the unique landscape that provided the raw materials.

The overarching aim of this SPD is to provide guidance for the application of policies within Telford & Wrekin and Shropshire Council's current and emerging Local Plans in order to support the protection and enhancement of the Outstanding Universal Value of the IGWHS, support the prevention of loss through deterioration and disappearance of its heritage value, and provide a consistent set of guidelines to help businesses and residents play their part in maintaining what makes the IGWHS so universally special.

Purpose of this Consultation Statement

This Consultation Statement has been prepared in accordance with Regulation 12(a) of the Town and Country Planning (Local Planning) (England) Regulations 2012.

It sets out the following for the public consultation on the draft SPD:

- The persons the local planning authority consulted when preparing the supplementary planning document
- A summary of the main issues raised by those persons
- How those issues have been addressed in the supplementary planning document

Public Consultation

Telford & Wrekin and Shropshire Council consulted on a draft Supplementary Planning Document which aims to protect and conserve the Outstanding Universal Value of the Ironbridge Gorge World Heritage Site (IGWHS). The consultation took place for a total of 6 weeks between **Monday 9th January and Monday 20th February 2023**. A number of methods were used to seek responses as follows:

- **Emails and Letters:** information was sent out to hundreds of individuals and organisations on the Telford & Wrekin Council and Shropshire Council database, including specific and general consultation bodies and councillors. A copy of the letter sent out to consultees for both Councils is shown in **Appendix 2**.
- **Website:** the IGWHS SPD was published on both Telford & Wrekin Councils website (https://www.telford.gov.uk/info/20451/development_plans/128/supplementary_planning_documents_spds/2) and Shropshire Councils website (<https://www.shropshire.gov.uk/get-involved/draft-ironbridge-gorge-world-heritage-site-supplementary-planning-document/>) as well as being held on the Ironbridge Gorge World Heritage Site website (<https://www.ironbridgegorgewhs.co.uk/site/index.php>)
- **Physical copies:** the SPD was also made available physical at several locations within the WHS boundary.
- **Press Release:** on the day of the consultation starting, both Telford & Wrekin Council and Shropshire Council published a joint press release on their respective websites, this was then also covered on Shropshire Live.

Public Drop In Sessions

In addition to the above six public drop in sessions were held throughout the IGWHS to allow the public to view the document and learn more about the document with experts from Telford & Wrekin and Shropshire Councils available to speak to.

Each session was held over a 3 hour period and were held at the following locations:

- **Jackfield Village Hall**
- **Furnace Kitchen, Coalbrookdale**
- **Coalport Village Hall**
- **Anstice Ballroom, Madeley**
- **Buildwas Village Hall**
- **Tontine Hotel, Ironbridge**

The locations of these drop in sessions were advertised on posters at each of the venues, as well being detailed on both Council's websites as well as the Ironbridge Gorge World Heritage Site website.

Materials taken to each of the public drop in sessions were as follows:

- Presentation detailing information included within the SPD (on a timer and repeat)
- Map Graphics including:
 - IGWHS Boundary.
 - IGWHS Boundary with additional boundaries of both Telford & Wrekin and Shropshire Councils administrative areas, detailing what parts of the IGWHS fall within each Councils administrative area.
 - Severn Gorge Conservation Area Boundary.
 - Locations of Listed Building and Scheduled Monuments within the IGWHS.
- Contact details and response forms (box to submit comments) for those looking to formally comment.
- Physical Copies of the IGWHS SPD for people to read.
- Fliers advertising how to respond to the consultation online.
- Information Boards:
 - Summary of why we were undertaking the public drop in sessions.
 - How to respond to the consultation.
 - Main Topics covered within the SPD.

In total approximately 131 people attended the six drop in sessions, outlined below are the subjects raised during those sessions:

- The purpose of the SPD?
- What the split of the WHS was between Shropshire and Telford & Wrekin Council administrative areas?
- Did the Councils work together on creating the document?
- What alterations and other works people can undertake on their homes within the IGWHS? (particularly windows / uPVC options and renewable energy / electric vehicle charging points)
- How does the SPD impact current development?
- Can the SPD provide further protection for woodland?
- What does the SPD say about setting?
- How can the SPD impact the effects of tourism, particular short term lets?
- What the SPD addresses with regard to design?

- What is happening with the Severn Gorge Conservation Area Boundary?
- How does the SPD tackle electric vehicle charging and methods of renewable energy (particularly solar)?

Timeline of Events during the Public Consultation

Set out below is a timeline of events leading up to the start of the public consultation through to its conclusion.

Date	Action Taken
13 th Dec	Cabinet was held for Shropshire Council
14 th Dec	Cabinet was held for Telford & Wrekin Council The SPD document was approved for consultation at both Council cabinet meetings. As such, officers scheduled a meeting for early in the new year to prepare consultation material.
3 rd January	Officers of both Telford & Wrekin Council and Shropshire Council undertook internal discussions regarding the approach to consultation to inform a joint discussion the following day.
4 th January	The overarching approach to the consultation was discussed and agreed by officers from Telford & Wrekin and Shropshire Council.
5 th and 6 th January	The more detailed requirements of the consultation were finalised, including specific content of webpages and dates for drop-in events.
9 th January	Consultation Began Consultation went live. Telford & Wrekin and Shropshire Councils were notified that the primary consultation response email address was experiencing an error. Telford & Wrekin and Shropshire Councils published a notification of this issue on their websites and as an interim measure advised respondents to submit any consultation responses using either Council's Planning Policy Email Address. This notification also confirmed that the document and supporting information was still available to view. Shropshire Live covered the consultation from the Press Releases issued on both Council websites.
10 th January	Issue experienced by the primary contact email address was resolved. Both Telford & Wrekin and Shropshire Council's websites amended in response. Telford & Wrekin and Shropshire Council's ensured that all notification correspondence had been issued.
12 th January	Telford & Wrekin and Shropshire Council officer meeting held to discuss the start of the consultation, as well materials required for the forthcoming public drop in sessions.
13 th January	Officers prepared materials for the first public drop in session. Officers commenced liaison with flooding services regarding the Jackfield event to ensure that it was safe and appropriate to undertake the event given ongoing weather conditions.
16 th January	Jackfield Village Hall contacted to confirm the drop in session was to go ahead as weather conditions and associated flooding were no longer considered an issue. Liaised with the Council's communication teams to confirm the drop in session was to go ahead and discuss how best to advertise the public drop in session(s).

17 th January	Telford & Wrekin and Shropshire Council officers prepared the majority of materials for the first public drop in session including display boards, fliers, materials such as pens etc.
18 th January	Drop in session materials were circulated amongst the Telford & Wrekin and Shropshire Council officer group to finalise.
19 th January	Finalised materials for drop in session. Officers from both Telford & Wrekin and Shropshire Council travelled to the first venue and undertook the session.
20 th January	Materials taken back to Council offices and physical copies taken to Madeley for the public to view.
23 rd January	Comments received to date were summarised in a consultation response summary document.
	Held second public drop in session.
24 th January	Notes on the second session prepared. Telford & Wrekin and Shropshire Council officers met to review drop-in sessions thus far and agree arrangements for subsequent sessions.
2 nd February	Third session took place.
8 th February	Notes on the third session prepared. Telford & Wrekin and Shropshire Council officers met to review drop-in sessions thus far and agree arrangements for subsequent sessions.
	Fourth session took place.
13 th February	Fifth session took place.
15 th February	Final officers meeting to discuss the public drop in sessions was held and attendees for final event was confirmed.
16 th February	Final session took place.
20 th February	Consultation ended

Consultation Responses

As mentioned, in total approximately 131 people attended the 6 public drop in sessions, in addition a total of 29 formal responses were received from local residents, interested individuals, interest groups, organisations, and statutory consultees. These statutory consultees, included:

- **Historic England**
- **ICOMOS UK**
- **The Environment Agency**

A summary of these responses and a joint response from Telford & Wrekin Council and Shropshire Council is shown in Appendix 1.

Conclusion

The production of the Ironbridge Gorge World Heritage Site Supplementary Planning Document has involved extensive preparation up to and during the public consultation. This consultation has directly influenced the final draft of the document which will now proceed to Cabinet at both Telford & Wrekin Council and Shropshire Council, with a recommendation that it be adopted to provide guidance on application of Local Plan policies and form a material consideration in the planning application process. It is therefore concluded that the process has complied with the relevant Government Regulations.

Draft Ironbridge Gorge World Heritage Site (IGWHS) Supplementary Planning Document (SPD) - Summary of Consultation Responses

Consultation on the draft IGWHS SPD commenced on the 9th January and concluded on 20th February. This schedule provides a summary of the consultation responses received and Telford & Wrekin and Shropshire Council's response.

Respondee Reference	Nature of Comment	Part of the Document	Summary of Response	Telford & Wrekin & Shropshire Council Response
001	No Comment	General Comments	Canals and waterways contribute to the health and wellbeing of communities and economies. They also represent historic, natural and cultural assets. Based on information available the substantive is no comment needed.	Noted.
002	Observations	General Comments	Figure 7 of the draft SPD indicates that the boundary of the Severn Gorge Conservation Area does not include areas within Shropshire, however para 5.65 suggests that it does and that the areas within Shropshire are shaded pink. There is no reference to Broseley Conservation Area, such a reference/statement should be included. The geology and potential for further landslips needs to be recognised. Welcome the document but it does not appear to effectively integrate the two administrative areas.	Figure 7 will be updated to appropriately reflect the reference to the shaded pink area (as seen in Figure 6). The 'box' following paragraph 3.5 of the draft IGWHS SPD includes an explanation of the relationship between Broseley and the IGWHS. For clarity a reference to the Broseley Conservation Area will be integrated into the relevant paragraph. Annex 2 Guidance for Development in the IGWHS includes a specific section on the geology, geomorphology and topography of the IGWHS and the implications for ground instability. Telford & Wrekin Council and Shropshire Council have worked collaboratively and proactively on the preparation of the draft IGWHS SPD and it is considered it appropriately reflects the current and emerging planning context and the characteristics of the two Local Planning Authorities and the extent and components of the IGWHS within each Planning Authority.
Page 344 003	Observations	Part 3: Description of the World Heritage Site Para 3.8	Para 3.8 - The setting of the IGWHS is ruined by excessive fossil fuel traffic. Para 3.4 - Ignores sustainable / active travel routes NCR45 and NCR55. No plan to improve, maintain or promote them. Para 3.4 - The area North of the Iron Bridge suffers greatly from excessive motorcycle parking sometimes to the extent of preventing easy pedestrian movement. Reference to T&W Sustainable Transport Action Plan Consultation. Reference to Shropshire Council Climate Action - Transport Document. Reference to the WHC-15/20.GA/INF.13. The draft SPD fails to protect or enhance the IGWHS's Outstanding Universal Value.	Comment on Para 3.8 noted. However impacts on the setting of the WHS are taken into account throughout the document. More specifically guidance for development affecting the setting is covered within Annex 2 under section 10.6. Para 3.4 provides a description of the boundary of the WHS, considered relevant settlements, proportion of land falling with both Council areas, and its historic assets. The draft IGWHS SPD also includes specific guidance on electric vehicle charging point provision - both domestic and within public car parks. The draft IGWHS also provides guidance on the maintenance and enhancement of highway infrastructure and recognises the role of park and ride opportunities and public transport. Specific reference will be included to Climate Change Action Plans within the Policy Documents section and a specific reference will be added to active travel within Annex 2 of the document. The IGWHS Draft SPD identifies the opportunity to develop multi-disciplinary Local Authority working groups to coordinate issues such as highway improvements and public transport provision.
004	Observations	General Comments	It is important to have sustainable means for visitors travelling to the site. Thought needs to be given to mitigating the environmental effects of future residents of the Former Ironbridge Power Station travelling to and from the IGWHS - increasing demand for transport. Bringing the railway back into use is a large part of the answer. Consider there is a good case for government assistance under the 'restore your railway' initiative. A light rail demonstration is ongoing and it would be a missed opportunity not to explore the potential for re-opening the railway line.	The draft IGWHS SPD includes specific guidance relating to the setting of the IGWHS. The draft IGWHS also provides guidance on the maintenance and enhancement of highway infrastructure and recognises the role of park and ride opportunities and public transport. The Former Ironbridge Power Station site is not located within the IGWHS, however proposed site guidelines for this site within the draft Shropshire Local Plan include provision of appropriate pedestrian and cycle links to and through the site; provision of necessary highway improvements to the local and strategic road network. The provision of rail services to the site is also being actively investigated.

Draft Ironbridge Gorge World Heritage Site (IGWHS) Supplementary Planning Document (SPD) - Summary of Consultation Responses

Consultation on the draft IGWHS SPD commenced on the 9th January and concluded on 20th February. This schedule provides a summary of the consultation responses received and Telford & Wrekin and Shropshire Council's response.

Respondee Reference	Nature of Comment	Part of the Document	Summary of Response	Telford & Wrekin & Shropshire Council Response
005	Support	General Comments Page 120	'Highways' include PRoW in the vicinity. Support maintenance and repair of surfaces in a way that is in-keeping with the heritage and character of the area. May be paths within the IGWHS with unrecorded or under recorded rights. These are arguably heritage assets (considering the significance of horse power in historic industry) and determining their correct status may improve the infrastructure and accessibility for vulnerable road users, including equestrians, and mitigate pressure on the road network by providing more sustainable travel and leisure options.	The draft IGWHS provides guidance on the maintenance and enhancement of highway infrastructure and recognises the role of park and ride opportunities and public transport. However, a specific reference will be added to active travel within Annex 2 of the document.
006	No comment	General Comments	No comment. Welcome inclusion in any following communications regarding the SPD and associated consultations.	Noted.
007	No comment	General Comments	No comment. More detailed comments can be provided when plans are further developed. General overview of the role of Severn Trent Water provided with regard to wastewater, surface water, sustainable drainage, blue/green infrastructure, water quality and resources, and water supply.	Noted.
Page 345	Observations	Paragraphs 10.32 and 10.53	Consider that there should be a presumption in favour of provision of solar panels on south facing roofs that face roads (such as the respondents property adjoining Church Hill) where the dwelling is not listed. This is because there would be no visual impact on the built environment and there is urgent need for climate action. Need to ensure that the built environment of the Coalbrookdale Works site (now with UNESCO) accurately reflects the WHS in terms of layout (i.e. terraces, smaller houses with gardens and some larger houses) and materials (i.e. bricks, tiles, fenestration, water goods etc). The current proposal is not reflective of the WHS.	Telford & Wrekin Council and Shropshire Council recognise the importance of ensuring an appropriate balance between conserving the IGWHS and facilitating appropriate forms of renewable energy within the IGWHS. The draft IGWHS SPD provides specific guidance on this matter. However, it would not be appropriate to provide a presumption in favour of solar panels on roofs that are facing main roads as this is generally not considered to strike an appropriate balance between conserving the IGWHS and facilitating appropriate forms of renewable energy. Implementation of renewable energy sources will be assessed on a case by case basis. The draft IGWHS SPD provides guidance to inform the design, layout and use of materials for development within the IGWHS. The Coalbrookdale Works Site is currently the subject of a Planning Application and the appropriateness of the proposed design, layout and materials are therefore a matter for this process.

Draft Ironbridge Gorge World Heritage Site (IGWHS) Supplementary Planning Document (SPD) - Summary of Consultation Responses

Consultation on the draft IGWHS SPD commenced on the 9th January and concluded on 20th February. This schedule provides a summary of the consultation responses received and Telford & Wrekin and Shropshire Council's response.

Respondee Reference	Nature of Comment	Part of the Document	Summary of Response	Telford & Wrekin & Shropshire Council Response
009	Additions	General Comments	<p>Explanation of the role of the Woodland Trust, summary of the importance of woodland, and statistics on tree cover in Shropshire.</p> <p>Consider woodland creation should be a major priority for an SPD - particularly in the context of the amount of tree cover in Shropshire.</p> <p>Recognise non-native trees have a role in meeting near-term targets and responding to specific concerns like air pollution, but priority should be locally sourced native species to reduce import of pests/disease and maximise wider flora/fauna benefits. This also has social and economic benefits.</p> <p>Trees have an important role in addressing the climate and nature crises (which should be jointly addressed).</p> <p>Encouraged by recognition within the draft SPD of trees contribution to biodiversity and biodiversity net gain (BNG), however this should go further establishing specific biodiversity net gain targets and seeking to grasp opportunities afforded by Local Nature Recovery Strategies (LNR's).</p> <p>Consider the SPD should be expanded on the following issues:</p> <ul style="list-style-type: none"> - Protection of valued habitats including ancient woods and veteran trees from loss and damage (encourage an inventory, establish minimum buffers, policy protection and give weight to LNR's). - Going beyond minimum requirements for BNG and be an example of best practice (20% BNG requirement, consider funding sources to meet BNG targets and require BNG to be maintained for 50 rather than 30 years). - Giving strong weight to LNRs required by the Environmental Act (2021) for development site allocation at a local level (essential to avoid impact on ancient woodland and sensitive natural assets as allocations are more likely to be developed and can prioritise green infrastructure investment). - Setting standards for high quality green infrastructure for development (everyone should be able to see a tree from their home, be no more than 300m from the nearest natural green space with safe/accessible routes to it and have a small wood of at least 2ha within 4km of their home). 	<p>Noted. The key purpose of the draft IGWHS SPD is to provide additional guidance on the application of relevant policies within the existing and emerging Development Plans for both Telford & Wrekin and Shropshire Council, in order to further protect and enhance the Outstanding Universal Value (OUV) of the IGWHS.</p> <p>Importantly, SPD's cannot create new policy, rather they provide guidance to assist in the implementation of policies within adopted / emerging Development Plans.</p> <p>Given the above, it is considered that the SPD provides an appropriate level of guidance on trees and woodland, recognising the focus of the document is providing guidance on relevant policies relating to the protection and enhancement of the OUV of the IGWHS. The document cannot introduce new policy requirements, including relating to woodland.</p>
010	Objections	Annex 2	<p>The draft IGWHS is a very depressing and negative document.</p> <p>Much emphasis was given to the Outstanding Universal Value of the area, which is not universally important.</p> <p>The document restricts the ability to introduce measures to respond to the changing climate, despite being the birthplace of climate change. The importance of responding to climate change outweighs any visual impact.</p> <p>The two most obvious options are installation of solar panels and conversion to electric vehicles (EVs), but the guidance is overly restrictive and inconsistent on these matters.</p> <p>With regard to solar panels, requirements for them to be in locations that are not visible and yet still non-reflective is logically inconsistent and rule out all of Ironbridge. Also consider that this is contrary to permitted development rights and potentially legally challengeable.</p> <p>With regard to EV charging, guidance would rule out 70% of houses in Ironbridge. It is also inconsistent with the approach at the Bothy on Dale End Park.</p>	<p>Noted. The draft IGWHS SPD provides guidance on how solar panels and EV charging points can be provided within the IGWHS in a way that is complementary to the fact that it is a WHS and that there is a need to protect and enhance its Outstanding Universal Value (OUV).</p> <p>The IGWHS was designated by UNESCO. The designation is a recognition that the cultural significance of the Ironbridge Gorge is so exceptional that it transcends national boundaries and is of common importance for present and future generations of all humanity - as such it constitutes outstanding universal value. It is the UK's government role to ensure the OUV is not compromised.</p> <p>It is considered that the guidance appropriately supplements local policy and is consistent with national guidance, policy and legislation.</p>

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Respondee Reference	Nature of Comment	Part of the Document	Summary of Response	Telford & Wrekin & Shropshire Council Response
011	Concerns	Description of the WHS. Paragraph 3.3	Concerned about woodland ride management policies currently being pursued by the Severn Gorge Countryside Trust which is generic and fails to recognise the distinctiveness of different woodland walks. The SPD rightly draws attention to the relationship between heritage assets and settings, but the distinction drawn between them however is not clear cut. For example, whilst the Sabbath Walks contain certain archaeological features which could be considered heritage assets, consider that the walk itself should be considered a heritage asset and subject to heritage or environmental designation. The same principle applies to other such woodland walks. This should be recognised within the draft IGWHS SPD.	The importance of woodland walks to the WHS will be strengthened in the context of their role as part of the public realm and the setting of the WHS.
012	No comment	General Comments	The IGWHS contains surface and shallow depth coal mining features which may pose risk to public safety and surface stability. There are also coal resources present in the area, although this should not be taken to imply that mineral extraction would be economically viable, technically feasible or environmentally acceptable. Relevant bodies will have appropriate policies on mineral safeguarding. In this context, indicated surface coal resource should be given relevant consideration. Have no specific comments to make on the draft IGWHS SPD.	Noted.
Page 347	Observations	Chapter 4 Paragraph 4.17	Concerned about plans to fell large numbers of trees along the Sabbath Walks in Dale Coppice, Coalbrookdale. Any such plans need to be scrutinised in accordance with the principles outlined in this SPD. Specifically, the tangible and intangible assets of the woodland walk (in terms of landscapes and traditions) need to be balanced with woodland management regimes currently in use. Proposals for the Sabbath Walks seem to contradict the principle of reinforcing "the cultural importance of the special areas" within paragraph 5.89 of the draft IGWHS SPD. Sabbath Walks is an important community and historic asset. Hopeful the draft IGWHS SPD has the power to emphasise the importance of woodland (particularly the Sabbath Walks) in terms of the significance of setting within the attributes defining Outstanding Universal Value.	The importance of woodland walks to the WHS will be strengthened in the context of their role as part of the public realm and the setting of the WHS.
014	Observations	General Comments	The draft IGWHS SPD is a very well researched and presented document. However, it seems to be aimed at planners rather than residents of the WHS that want to make alterations to their property. Are residents expected to read all the information within the draft IGWHS SPD and do they realise that it is intended to be used as a material consideration on relevant planning applications within the WHS? Consider an subsequent A4 leaflet should be prepared highlighting key points and sent to all properties in the IGWHS. This way, every household will have some guidance as to what is acceptable. Concerned about the current Shropshire Homes Planning Application and its implications for the IGWHS and compliance with the draft IGWHS SPD. ICOMOS have indicated the current proposal would harm the WHS and if UNESCO consider the WHS is not being appropriately protected this status can be reviewed and removed. The draft IGWHS contains strong guidance on alterations to existing buildings but guidance is weak in the context of new development - this is reflected in current schemes where design has not been reflective of the WHS and uPVC allowed. Success of the draft IGWHS and protection of the Outstanding Universal Value of the IGWHS is dependent on residents engaging in the planning process rather than simply making changes / effective enforcement.	It is acknowledged that the issues addressed within the draft IGWHS SPD are often complex, but this is unfortunately unavoidable and comprehensive and accurate guidance cannot be provided without some technical content. The draft IGWHS SPD seeks to provide guidance for both decision makers and the local community. Telford & Wrekin Council and Shropshire Council consider that an appropriate balance is struck so that it is suitable for both audiences. However, the suggestion of a short summary is welcome and it is considered that the webpage hosting the document provides an ideal opportunity for such text. Comments on current and past Planning Applications are noted, but such applications are subject to consideration through the Planning Application process, which of course includes appropriate public consultation. The intention of this draft SPD is to provide further guidance on the application of relevant policies within adopted / emerging Local Plans within the IGWHS.

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Respondee Reference	Nature of Comment	Part of the Document	Summary of Response	Telford & Wrekin & Shropshire Council Response
015	Observations	General Comments	<p>Paragraphs 10.27-10.29 suggest the AGA site lacks authenticity / integrity and paragraph 28 states it is difficult to understand the original site and its early development, without any suggestions for how this can be improved.</p> <p>The AGA site has been used for industrial purposes since first developed, whilst current buildings are not the original buildings they are industrial in nature and use, represent relatively recent representations of past uses of the site, and where in existence when the WHS was designated.</p> <p>Any change to the AGA site would radically change the “feel” of that part of Coalbrookdale and have a massive impact on views across the valley from Church Road in Coalbrookdale, Paradise and Bentall Woods.</p> <p>Consider the draft IGWHS SPD is predisposed to being opposed to the buildings on the AGA site. The Council seeks to preserve the “feel” of the IGWHS through detailed requirements for works to existing buildings (e.g. how residents can change windows that need replacing/modernising). The same sentiment should apply to the buildings on the AGA site, they are part of the story of the IGWHS. Buildings that are being conserved in the IGWHS do not all date from the eighteenth century.</p>	<p>Noted.</p> <p>This is a matter for the Planning Application process.</p> <p>The intention of the draft IGWHS is to provide guidance to all on the application of adopted / emerging Development Plan policies within the IGWHS.</p> <p>New development within the WHS is considered under section 10.3 of Annex 2 which looks to protect and enhance the natural built and historic environment as set out within the National Planning Policy Framework.</p>
Page 348	Observations	Chapters 2 and 5. Paragraphs 2.11 and Chapter 5: Planning Context box following paragraph 5.19	<p>Paragraph 2.11 which explains the origins of the Gorge is incorrect. The correct explanation appears later in the document within paragraph 10.7. Paragraph 2.11 should be updated to correctly explain the origins of the Gorge.</p> <p>Paragraph 2.11 also states that limestone is Carboniferous, however it should read Silurian. However, it would be correct to use Carboniferous for the ironstone and clay subsequently referenced in this paragraph. This should also be corrected.</p> <p>In the Planning Context box following paragraph 5.19 bullet ‘iii’ references Local Wildlife Sites, however there is no mention of Local Geological Sites of which there a number within the Gorge. This should be appropriately corrected.</p>	<p>Details will be checked to check accuracy of the text.</p> <p>Paragraph 5.19 is a quote of policy and therefore cannot be changed.</p>

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017	Observations	General Comments	<p>Consider that the document is likely comprehensive, but concerned with the manner information is presented and the fact that it focuses on the restrictions that apply within the IGWHS. This is likely to appear excessive/oppressive to the general public.</p> <ul style="list-style-type: none"> -Recognise that the WHS is also a Conservation Area, but the distinction is difficult to follow and not explained. Specifically, the implications of WHS status and lack of associated statutory powers are not explained, and neither is the basis for these designations - special architectural or historic interest for the basis for Conservation Area status whilst Outstanding Universal Value is the basis for the WHS. -Little attempt to explain the manner in which development may harm the Conservation Area or WHS. -Various references to designated and non-designated heritage assets, but the fact that the WHS and Conservation Areas are both designated assets is not clear. -The document assumes the stance of maintaining heritage assets in their current form, providing no explanation of what 'character' and 'appearance' are and how they differ. Nor does it explain how development might affect them to a degree that is regarded as harmful. -The document is unclear what 'character' is to be preserved, nor does it explain how 'character' has changed over time: from the birth of the industrial revolution, to changes to technology/competition from other areas that led to depressed economic circumstances, to the period of great depression, to subsequent gentrification, to the implications of the new town corporation and more recently to its role as a tourist destination. -The area has undergone change and as such businesses are uncharacteristic of the site they are situated in. -The draft SPD needs to clearly state the aims of the Council rather than simply protecting the character of the area. -The draft SPD duplicates other existing guidance. 	<p>Noted.</p> <p>It is acknowledged that the issues addressed within the draft IGWHS SPD are often complex, but this is unfortunately unavoidable and comprehensive and accurate guidance cannot be provided without some technical content. However, the draft IGWHS SPD seeks to provide guidance for both decision makers and the local community. Telford & Wrekin Council and Shropshire Council consider that an appropriate balance is struck so that it is suitable for both audiences.</p> <p>It is considered that there is a clear explanation of the extent and purpose of the WHS and similarly the location and extent of other heritage assets (including the Conservation Area) within the draft IGWHS SPD. Specifically, Chapters 2, 3 and 4 explain the extent and purpose of the WHS designation and Chapter 6 addresses the extent and purpose of other heritage designations within the WHS, including the conservation area, listed buildings, scheduled monuments and non-designated heritage assets.</p> <p>The draft IGWHS SPD also provides extensive information on the Outstanding Universal Value (OUV) of the WHS (including criteria for its inscription, conditions of authenticity, conditions of integrity and the attributes of the IGWHS) in this way it establishes the context for protecting and enhancing the OUV of the IGWHS.</p> <p>Chapters 7 and 8 provide extensive guidance on the decision making process and process of submitting Planning Applications within the WHS. Annex 2 of the draft IGWHS SPD then provides extensive guidance on the considerations within the WHS to ensure that development protects and enhances rather than detracts from the OUV of the WHS. In doing so, it explains how the wrong development can negatively affect OUV.</p>
018	Observations	General Comments Continued	<ul style="list-style-type: none"> -There is recognition that the majority of the WHS is privately owned and as such is reliant on private investment for present character to be maintained. But the draft IGWHS does not encourage such investment. Indeed, the restrictive requirements are likely to discourage investment. -Unlikely to be great objection to the principle of protecting the appearance of the WHS (and its character if this is established) but the Council need to establish how they can assist - reference is made to Pre-apps but this is viewed as an additional layer of bureaucracy. -The aim of protecting character and appearance within the draft IGWHS SPD implies residents are seeking to cause harm. The Council should be seeking local support. 	<p>Telford & Wrekin Council and Shropshire Council offer pre-application services in order to assist with understanding what forms of development may or may not be appropriate, including within the IGWHS. This is not additional bureaucracy but in actuality can save considerable time and effort during any subsequent Planning Application process and importantly is considered to lead to better outcomes with regard to development proposals. In terms of duplication, it is recognised that there are a number of documents related to the WHS and inevitable that there will be some duplication. The aim of the SPD is to provide supplementary guidance on the application of policies within the adopted and emerging Local Plans for Telford & Wrekin Council and Shropshire Council.</p>

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019	Observations	Introduction Paragraphs 2.5 and 10	<p>Stated aims of the draft IGWHS SPD include protecting and conserving historic buildings and encouraging inward investment.</p> <p>The Council and community have to rely on owners to do the work and bear the costs. Those who own historic buildings need encouragement and more help to do the right thing as costs are very high.</p> <p>Adding large quantities of guidance/charging for advice will only deter property owners from doing the right thing.</p> <p>The Council do not offer sufficient support to property owners, with advice/site visits only available if paid for through a Planning Application.</p> <p>Consider the limitations on energy efficiency and renewable energy technologies in Annex 2 are too prescriptive. This needs to recognise the climate emergency.</p>	<p>Noted.</p> <p>The draft IGWHS SPD provides guidance on how solar panels and EV charging points can be provided within the IGWHS in a way that is complementary to the fact that it is a WHS and that there is a need to protect and enhance its Outstanding Universal Value (OUV). It is considered that the guidance appropriately supplements local policy and is consistent with national guidance, policy and legislation.</p> <p>The nature of historic buildings is that works to them often is more costly than to a newer property and that where such buildings are within a WHS works need to be responsive to the OUV of the area.</p> <p>Both Telford & Wrekin Council and Shropshire Council have declared climate emergencies and it is appropriate that this is referenced within the draft IGWHS SPD.</p> <p>Telford & Wrekin Council and Shropshire Council offer pre-application services in order to assist with understanding what forms of development may or may not be appropriate (see Chapter 8), including within the IGWHS. This can save considerable time and effort during any subsequent Planning Application process and importantly is considered to lead to better outcomes with regard to development proposals.</p>
020	Objections	General Comments	<p>The draft IGWHS SPD (specific reference to paragraphs 10.70 and 10.81) recognises the WHS is subject to flooding and land movement and the links between these factors and climate change. There are also numerous other references to climate change (specific reference to paragraphs 10.155-10.156, the box after para 10.159, and 10.160-10.162). The draft IGWHS also (specific reference to paragraph 2.17-2.19) recognises "The requirement to conserve natural, tangible and intangible cultural heritage is now going to require engagement with climate change in order to meet the most basic of these objectives."</p> <p>Section 14 of the National Planning Policy Framework (NPPF) addresses meeting the challenge of climate change and flooding and at paragraph 152 explains the role of the planning system in supporting the transition to a low carbon economy.</p> <p>The draft IGWHS SPD is a great opportunity to translate this issues into planning decision making within the IGWHS and also to identify actions to address climate change that fall within the planning context.</p> <p>Strongly object to the draft IGWHS SPD on behalf of the residents of the WHS, of Telford & Wrekin and of Shropshire on the grounds that it does not use the planning system to set out practical actions within the WHS to reduce local carbon emissions to the atmosphere that are contributing to the changing climate, for example promoting the retrofitting of solar panels on to existing roofs and fitting panels onto new roofs in a wider set of circumstances that is set out in paras 10.53 and 10.54.</p> <p>Also object to the draft IGWHS SPD on the grounds that it does not meet the requirements of section 14 of the NPPF.</p> <p>Recognise concerns about visual amenity, but a climate emergency has been declared and all need to contribute to reducing carbon emissions (local residents are keen to contribute).</p> <p>The draft WHS SPD could do more to shape the WHS in ways that contribute to radical reductions in greenhouse gas emissions. The draft IGWHS SPD would be improved if climate change had a much greater prominence in Section 7 and in Section 10 (Annex 2).</p> <p>The Climate Action Team should be more involved in the preparation of this draft SPD.</p> <p>The draft IGWHS SPD provides an opportunity to recognise links between the natural environment and industrial processes that occurred within the WHS.</p> <p>The draft IGWHS SPD should be strengthened regarding the natural environment.</p>	<p>Officers from both Telford & Wrekin and Shropshire Council's climate change team have had input into the draft IGWHS SPD.</p> <p>Importantly, SPD's cannot create new policy, rather they provide guidance to assist in the implementation of policies within adopted / emerging Development Plans.</p> <p>Both Telford & Wrekin Council and Shropshire Council have declared climate emergencies and it is appropriate that this is referenced within the draft IGWHS SPD.</p> <p>Reference to natural heritage to the north of the IGWHS will be included within a relevant part of the document. Specific references to the sites mentioned will be reviewed.</p>

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021	Objections	General Comments Continued	<p>With regard to the text box on page 15 of the document:</p> <ul style="list-style-type: none"> -There are references the natural heritage to the south of the gorge but not the north (for example woodlands in Coalbrookdale and Lloyds Coppice), this too should be recognised. -Benthall Edge woodland is referenced as a SSSI, but the actual SSSI is named Tick Wood and Benthall Edge SSSI. Furthermore it is described as being in Benthall Parish, but a small part is in the Gorge Parish. This should be corrected. -Lincoln Hill SSSI which is a nationally important geological site and provided huge quantities of limestone for use in the blast furnaces is not referenced within the draft SPD and should be. -There is no reference to Blist Hill pit mound that is part of the Madeley Pit mounds Local Nature Reserve, this should be included. -There is reference to Local Nature Reserves (LNRs), but this should name the specific LNRs. <p>Would welcome further information on how responses will be considered, whether there will be further consultation and process of adoption. Request to be notified upon adoption.</p>	See above.
Page 351	Observations	Section 4	<p>The Outstanding Universal Values suggest there is variety in the WHS, but falls short of expressing the diversity of materials and design that exists within the Gorge. The historic buildings follow many design styles and use many different materials, e.g. colours and types of bricks and brickwork and have many different levels of decoration.</p> <p>More recent new builds have consisted of groups of similar designs with unrealistic/plastic features which detract from the WHS. There needs to be more diversity of design and material with each property unique - if this is not achievable then new design should respond to the Victorian arts and crafts principles of function and beauty which represents the majority of the historic estate.</p>	Noted. The intention of the draft IGWHS SPD is to provide guidance to all on the application of adopted / emerging Development Plan policies within the IGWHS. The draft document includes a section regarding new development within the IGWHS.
023	Observations	General Comments	<p>The document in general seems sound with clear and rational guidance.</p> <p>The SPD advice is helpful regarding new planning applications, but anxious about Telford & Wrekin Council's ability to monitor compliance (and enforce if necessary) given resources and pressures on Councils.</p> <p>With regard to renewable energy, with ground source heat pumps being less effective than first thought, it is possible more work on this may be needed at a later stage. Since one might consider the Gorge to have been the Silicon Valley of its day, the possibility of newer (as yet unknown) solutions to the cost of energy should be welcomed into the Gorge to carry on innovation and development, subject to the conditions set out.</p> <p>Issues around transport into and around the Gorge and the resultant pollution needs serious consideration.</p> <p>In the reference to Jackfield and the tileworks the spelling of Craven Dunnill should be corrected.</p> <p>Concerned about the Shropshire Homes application on the AGA site. The underlying archaeology of the water course/lower pools there remains important, although it has not been visible for a very long time (now only in old maps). Historic England's lack of concern about ICOMOS' view on this Planning Application is disappointing and we do not want to lost WHS status (like Liverpool).</p>	<p>Reference to Telford & Wrekin resources is noted.</p> <p>The draft IGWHS SPD provides guidance on how energy efficiency renewable energy and EV charging points can be provided within the IGWHS in a way that is complementary to the fact that it is a WHS and that there is a need to protect and enhance its Outstanding Universal Value (OUV). It is considered that the guidance appropriately supplements local policy and is consistent with national guidance, policy and legislation.</p> <p>The draft IGWHS also provides guidance on the maintenance and enhancement of highway infrastructure and recognises the role of park and ride opportunities and public transport.</p> <p>The spelling of Craven Dunnill within the document will be corrected.</p> <p>With regard to the AGA site, this is a matter for the Planning Application process.</p> <p>The intention of the draft IGWHS is to provide guidance to all on the application of adopted / emerging Development Plan policies within the IGWHS. The guidance includes a section regarding new development within the IGWHS.</p>
024	Observations	General Comments	Should consider including Broseley within the WHS boundary. This may be beneficial for the Conservation of the character of the town, and in turn its economy. It is a key part of the Outstanding Universal Value of the WHS, but unusually not within its boundary.	Noted. However, it is not thought necessary to revisit the boundary of the IGWHS at this time nor is this within the scope of the draft SPD.
025	Observations	General Comments	Make slight changes to format of text and a run over factual lines.	Factual text has been reviewed and edited as well as making minor changes to the text where there was a grammatical error.
026	Observations	General Comments	Page 64 Planning Fees, the planning portal does not offer the reduced fee for applications for works that would normally be permitted development.	Links are provided in the document and it concluded that this is not an issue that can be covered within the SPD.

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027	Observations	General Comments	Should we not be saying visible concrete walls as highways do use concrete but then face with brick or stone ie Madeley road.	Agreed and amendments made to the document.

Schedule: Historic England Response

Respondee Reference	Part of the Document	Summary of Comments	Telford & Wrekin & Shropshire Council Response
16.1	Figure 1	Aware the mapping for the World Heritage Site (WHS) is currently being checked as part of the production of the draft IGWHS SPD, which is welcomed. Historic England will be pleased to continue to assist this process.	This is beyond the scope of the draft IGWHS SPD. It is understood that Historic England require the extent of the WHS to be illustrated on a more detailed base map rather than the extent of the WHS being reviewed.
16.2	Paragraphs 2.2 and 5.78	Welcome inclusion of text explaining the potential impact of change that would affect the Outstanding Universal Value (OUV), Authenticity or Integrity of the property as it is important that the implications of maintaining WHS status are understood when decisions are being taken.	Noted.
16.3	Paragraph 2.23	Paragraph 2.23 relates to the 2017 Management Plan. It would be useful if this paragraph also referenced any emerging Management Plan review, the review process, or any Management Plan document that will be valid for the life of the draft IGWHS SPD.	Noted. Paragraph 2.23 will be updated to reflect the fact that there will be updates to the Management Plan in the future.
16.4	Paragraph 2.6 and throughout	The draft WHS SPD should reflect latest guidance produced by UNESCO and the Advisory Bodies to the World Heritage Committee on assessing impacts in a WHS context. It should also ensure all references and advice relate to the newest published guidance.	The document will be reviewed and appropriate updates integrated.
16.5	Paragraph 2.6	The Operational Guidelines for the Implementation of the World Heritage Convention are published by UNESCO's World Heritage Committee. This appears to be the first place they are mentioned therefore we would recommend naming the document in full.	See above.
16.6	Paragraph 2.7	Consider amending 'preserved' with 'protected'. The National Planning Policy Framework uses the term 'protect' and it would be useful if the draft IGWHS SPD reflected this throughout.	Within paragraph 2.7 of the draft IGWHS SPD, the word preserved will be replaced with the word protected. The rest of the draft IGWHS SPD will also be reviewed and further references to the word preserved will be replaced with the word protected.
16.7	Chapter 3	Welcome amendments to 'setting' and the references to HE GPA 3 within the draft IGWHS SPD. A link as a footnote may be helpful.	Noted. A Link to HE GPA3 will be included as a footnote within Chapter 3 of the document.
16.8	Paragraphs 3.11-3.12	With the introduction of the National Planning Policy Framework in 2012 and subsequent Planning Practice Guidance, the Circular document was cancelled and has no formal status in the planning process. If referred in the final version of the draft IGWHS SPD its status should be made clear with an indication that it remains published only for reference purposes. A definition of the setting of a WHS can be found in the Operational Guidelines or the UNESCO 2022 Guidance and Toolkit which would represent a more up to date reference.	Noted. Paragraphs 3.11 and 3.12 will be updated to reference the definition of the setting of a WHS from the Operational Guidelines or the UNESCO 2022 Guidance and Toolkit.
16.9	Paragraph 3.18	Paragraph 3.18 is useful but it needs to be clear within the document that a consideration of setting and an assessment on how that relates to the OUV of the WHS/significance of assets, needs to be included within any Design and Access Statement/Heritage Statement.	Noted. Paragraph 3.19 explains that Proposals likely to affect the IGWHS or its setting must be accompanied by a proportionate Heritage Statement / Heritage Impact Assessment which clearly identifies the potential impact of the development on the WHS's significance.
16.10	Paragraph 3.19	Recommend paragraph 3.19 is amended from '...or its setting' to 'within its setting', to make clear it is the contribution the setting makes to OUV and significance that is important, not the setting itself. This comment relates to all areas within the document where this wording is found.	Noted. The wording of paragraph 3.19 of the draft IGWHS SPD will be amended from '...or its setting' to 'within its setting'. Similar wording within the draft IGWHS SPD will be similarly amended.
16.11	Chapter 4	Would be useful to add a link in Chapter 4 to Historic England's Good Practice Advice Note 2: Managing significance in decision-taking, available at https://historicengland.org.uk/images-books/publications/gpa2-managing-significance-in-decision-taking/gpa2/ which provides further explanation on the concept of significance and how to assess it.	Noted. Chapter 4 will be updated to include an appropriate referenced to Historic England's Good Practice Advice Note 2.
16.12	Chapter 5	It is useful to set out the role of the SPD, its purpose as a material planning consideration and which parts of the NPPF are relevant, as well as the role of both Local Plans.	Noted. Chapter 2 contains a comprehensive explanation of the role of the draft IGWHS SPD, whilst Chapter 5 explains the relationship to and most relevant components of national and local planning documents.
16.13	Paragraph 5.8	Additional detail around what is meant in this paragraph should be provided.	Paragraph 5.8 of the draft IGWHS SPD contains an extract of Paragraph 207 of the National Planning Policy Framework (NPPF). Any additional explanation of this paragraph would be best contained within the NPPF itself.
16.14	Paragraph 5.10	Paragraph 5.10 should include clarification that reference to paragraph 27 is to paragraph 27 of the PPG. Paragraph 27 of the PPG should either be included in the draft IGWHS SPD or a link to it provided in the footnote to ensure the appropriate reference can be located.	Noted. Paragraph 5.10 is listed under the heading PPG and explains that it relates to the PPG. However for further clarity the paragraph will be amended to reference Paragraph 27 of the PPG. A link to the relevant PPG will be included within a footnote of Chapter 5 of the draft IGWHS SPD.

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Schedule: Historic England Response

Respondee Reference	Part of the Document	Summary of Comments	Telford & Wrekin & Shropshire Council Response
16.15	Paragraph 5.12	Additional detail on how to assess the impacts of proposals on the WHS will be required, to ensure that the most up to date and appropriate information, prepared by a qualified professional, is provided at the appropriate time in the decision-making process.	Paragraph 5.12 of the draft IGWHS SPD forms part of the summary of relevant PPG. Chapters 7 and 8 of the draft IGWHS SPD provide details on how to assess the impacts of proposals on the WHS and what will be required, to ensure that the most up to date and appropriate information, prepared by a qualified professional, is provided at the appropriate time in the decision-making process. No additional references are considered necessary.
16.16	Paragraph 5.13	Reference to UNESCO 2022 guidelines should be included within paragraph 5.13.	Noted. A reference to the UNESCO 2022 guidelines will be included within paragraph 5.13 of the draft IGWHS SPD.
16.16	Paragraph 5.21	Amend Scheduled Ancient Monuments to Scheduled Monuments.	Telford & Wrekin Council and Shropshire Council acknowledge that reference to Scheduled Monuments now excludes the word Ancient. However, paragraph 5.21 quotes the names of policies within the adopted Telford & Wrekin Local Plan (2018), as such it cannot be updated.
16.18	Section 5.4/5.5	Useful to have such a thorough section on relevant Local Plan policies, which is supported. May be useful to include a sentence explaining these are the key policies development proposals will be decided against and it is essential any future proposals accord with them, alongside the guidance on how to do this, which is set out in the SPD.	Noted. Paragraphs 5.17, 5.27 and 5.33 of the draft IGWHS SPD explain that referenced policies are those of greatest relevance within the IGWHS. Appropriate amendments will be made to these paragraphs to recognise that it is essential any future proposals within the IGWHS and its setting accord with them, alongside the guidance on how to do this, which is set out in the SPD.
16.19	Paragraph 5.39	Useful to note the WHS Management Plan is a material planning consideration.	Noted.
16.20	Paragraph 5.77	Would be useful if the title of this section also included the term 'Committee' to reflect the contents of paragraph 5.77.	Noted. The sub-title before paragraph 5.77 will be updated to include the term Committee.
Page 354 16.21	Paragraph 5.79, 5.82, 5.86	Support the inclusion of this clause. Has the role of DCMS as State Party been explained earlier in the document? The role of DCMS should be clearly set out within the draft IGWHS SPD. Consider re-ordering the paragraphs so that the role of DCMS is fully understood earlier on rather than details appearing about how DCMS operates and procedure, before their role is established. Paragraph 5.79 should be clear that all liaison is to go to DCMS. They will then in turn liaise with the World Heritage Centre. Also, relevant to paragraph 5.86.	The section under sub-heading 5.8 'Stakeholders' will be re-ordered to establish the role of DCMS when the organisation is first referenced. Paragraphs 5.79 and 5.86 will be updated to clarify that all liaison with Historic England is to be copied to DCMS, that in turn will liaise with the World Heritage Centre.
16.22	Section 6	Support inclusion of paragraph 6.11.	Noted.
16.23	Section 6.4 Non designated heritage	Consider it is important to reinforce the wording around non-designated heritage and its contribution to the OUV within section 6.4 of the draft IGWHS SPD. Whilst the assets themselves may be non-designated (still worthy of protection) they are critical elements of the industrial landscape and overall OUV of the WHS and need protecting for the contribution they make to WHS status.	Noted. Paragraph 6.4 will be appropriately updated to recognise that non-designated heritage assets within the WHS of course contribute to the WHS and as such need to be protected.
16.24	Paragraph 6.26	The meaning of 'plans' in paragraph 6.26 needs to be clarified. Any additional heritage assessment/findings should be added to the Historic Environment Record (HER) as a minimum.	Noted. This paragraph will be amended to make it clear that the reference is to plan/maps rather than plan/future document.
16.25	Paragraph 6.30	Support inclusion of permitted development right details within the draft IGWHS SPD and note these relate to the Telford and Wrekin Council area. Are there any similar restrictions within the Shropshire Council area? Is this relevant? If no restrictions exist, it may be useful to detail this.	The Article 4 direction is located within the Telford & Wrekin Council administrative area. There is no similar direction in Shropshire Council's administrative area, reflecting the nature of this component of the WHS. It is considered that this is sufficiently clear within paragraph 6.30.
16.26	Figure 11	Very useful to include photograph imagery setting out good practice examples to aid prospective developers. Do you have additional detail on how these alterations have been achieved and what materials they have used, to aid clarity?	Extensive further guidance on how to appropriately undertake alterations, extensions and refurbishments of existing buildings is provided within Annex 2 of the draft IGWHS SPD and no change is deemed necessary.

Schedule: Historic England Response

Respondee Reference	Part of the Document	Summary of Comments	Telford & Wrekin & Shropshire Council Response
16.27	Paragraph 7.28	Would be useful to include additional detail on how this can be achieved and what a positive Heritage Statement looks like. Throughout the document there is some additional detail about HS/HIA yet it would be useful to have it all in one place in a clear way. For example, what a statement of significance is and the need for one does not appear until later in the document. Additionally, there is further detail in the Annexes in Section 10 but difficult to tell overall what is required to be submitted as different aspects are discussed in different areas of the document. This section should also refer to the UNESCO 2022 guidelines. As an additional point the wording relating to HE/HIA is very focussed on the impacts to significance, and whilst important, in the context of the draft IGWHS SPD consider that wording should be incorporated to ensure that it is impacts to the OUV that is addressed.	The guidance on Heritage Statements will be reviewed and appropriately clarified.
16.28	Paragraph 7.32	Where is the HER information for Telford and Wrekin? This should be clear in the draft IGWHS SPD.	The Shropshire Historic Environment Record covers both Shropshire Council and Telford & Wrekin Council administrative areas. This is clearly explained within the topic box following paragraph 6.27 of the draft IGWHS SPD.
16.29	Paragraph 7.44	Unclear what is meant in the first sentence re ‘no spectrum of degree of harm’.	Legal decisions have established that where less than substantial harm to a heritage asset is established there is no consideration of where on the spectrum (high or low end) such harm exists, it is simply less than substantial harm.
16.30	Paragraph 7.61	This should refer to UNESCO 2022 guidelines (as it should in any reference throughout the document).	Noted. An appropriate reference to the UNESCO 2022 guidelines will be added to paragraph 7.61 of the draft IGWHS SPD.
16.31	Paragraph 8.8	Recommend re-phrasing this sentence, as it is not clear.	This sentence includes a typo which will be corrected to ensure clarity.
16.32	Paragraph 8.22	Welcome inclusion of Historic England in the list set out within this paragraph.	Noted.
16.33	Paragraph 8.23	Support the inclusion of paragraph 8.23.	Noted.
16.34	Section 10	Support reference to Historic England guidance throughout this section, for example, Historic England advice on heritage assets and flooding.	Noted.
16.35	Section 10: Guidance for new development	The text box on page 88 containing guidance for new development, in parts read like new policy. It should be clear the guidance points follow from Local Plan policies. For example, ‘proposals should avoid loss of green space’ should be linked to where this is in policy and for the draft IGWHS SPD to then give guidance on how this can be achieved. Also, it should be clear these are examples of what should be included/avoided and not an exhaustive list.	This section is intended to provide detail/guidance on policy within the adopted Local Plans. The text box will be amended to clarify the fact that they are not policies but guidance.
16.36	Section 10	Would information in Section 10 (Annex 2) be better suited for inclusion in the main body of the SPD? These are key areas of information which planning applications will need to adhere to. Should it be linked to the section on Local Plan policies. See previous comments raised in June 2022.	Annex 2 will be integrated into the document as an extra chapter after Chapter 9.
16.37	General comment	There are a few areas within the draft IGWHS SPD where the numbering is out of order and will need revising.	Noted. This will be reviewed.
16.38	General comment	Within the document there is a need to reference the Technical Review Process and the Reports that are prepared as part of this process, in relation to individual applications. These reports can be considered a material consideration in the planning process and help to inform appropriate development.	Noted. An appropriate reference to the Technical Review Process and the Reports that are prepared as part of this process, in relation to individual applications will be included within the draft IGWHS SPD.

Schedule: ICOMOS Response

Respondee Reference	Part of the Document	Summary of Comments	Telford & Wrekin & Shropshire Council Response
21.1	General Comments	ICOMOS-UK is an independent charity with a UK-wide and international mission to promote and support best practice in the conservation, care and understanding of the historic environment. ICOMOS (International) has a special responsibility to UNESCO as an official adviser on cultural World Heritage Sites and ICOMOS-UK plays an essential role in advising on aspects of World Heritage and Sites for nomination across the UK.	Noted. For clarity the role of ICOMOS will be emphasised in the section under sub-heading 5.8 'Stakeholders' of the draft IGWHS SPD.
21.2	General Comments	The SPD offers an excellent opportunity to translate the obligations under the World Heritage Convention into clearly understandable guidance which will carry considerable weight as a material consideration in decision making in the planning process.	Noted.
21.3	General Comments	The SPD should offer clarity on the nature of development likely to be appropriate within the WHS and its setting thereby providing an invaluable reference document for developers, householders, utility companies and others. It should also provide a framework for planners and local councillors to assist them in making planning decisions that protect and enhance the IGWHS and its attributes of OUV.	Noted. This is the intention of Chapter 10: Annex 2, which is considered to effectively draw out the key considerations for the various types of development that may be considered within the IGWHS.
21.4	General Comments	Importantly the SPD should explain simply and comprehensively the spatial implications of the international designation and any planning considerations it brings in addition to those related to national and local designations.	Noted. It is considered that the draft IGWHS SPD effectively achieves this expectation.
21.5	General Comments	The SPD is a comprehensive draft with numerous pertinent and helpful elements. Subsequent comments are overarching points relating to focus, organisation and content designed to help increase the clarity, coherence and ease of use of the SPD.	Noted.
Page 356	General Comments	<i>International and National Obligations</i> It would be helpful to include a summary explanation of the international obligations and how these are met both through adhering to requirements on the Operational Guidelines for the Implementation of the World Heritage Convention (2021) and undertaking Heritage Impact Assessments (HIA) in line with the UNESCO Guidance and Toolkit for Impact Assessments in a World Heritage Context (2022).	The guidance on Heritage Impact Assessments will be reviewed. The fact that Heritage Impact Assessments should be proportionate and particularly for major development should be based on the UNESCO Guidance and Toolkit for Impact Assessments in a World Heritage Context (2022) or other best practice will be included.
	General Comments	<i>International and National Obligations</i> A clear and simple explanation is needed at the start of the document on how national and local planning policy, heritage designations such as Conservation Areas, Listed Buildings, Scheduled Monuments and Natural Designation contribute to the protection of the OUV. Currently the detail provided on these other aspects and designations tends to overwhelm what should be the prime focus of the document – the WHS and its OUV. Although key to its protection, current long explanations of these other designations distract from gaining clarity on the implications of WHS inscription. They might be better separated out and included after the section on the overarching WHS or included as annexes to avoid the draft IGWHS SPD losing focus and becoming simply an historic environment SPD. Heritage assets and other aspects of the IGWHS and its setting should be linked back to the OUV and the attributes of OUV.	The guidance on Heritage Impact Assessments will be reviewed and the role of OUV in undertaking such assessments within the IGWHS explained.
21.8	General Comments	Paragraph 172 of the Operational Guidelines for the Implementation of the World Heritage Convention (2021) invites the State Party to inform the World Heritage Committee of an <i>'intention to undertake or to authorise in an area protected under the Convention major restorations or new constructions which may affect the Outstanding Universal Value of the property. Notice should be given as soon as possible (for instance, before drafting basic documents for specific projects) and before making any decisions that would be difficult to reverse, so that the Committee may assist in seeking appropriate solutions to ensure that the Outstanding Universal Value of the property is fully preserved.'</i> This responsibility should be included in the SPD with clarity on the role of the local planning authority in passing on this information to Historic England/DCMS. A flow chart outlining responsibilities and timing would be helpful.	Noted. The section under sub-heading 5.8 'Stakeholders' will be amended to clarify the role and responsibility of ICOMOS to notify the World Heritage Committee and the need for Local Planning Authorities to pass relevant information to Historic England/DCMS.

Schedule: ICOMOS Response

Respondee Reference	Part of the Document	Summary of Comments	Telford & Wrekin & Shropshire Council Response
21.9	General Comments	<p><i>OUV, including integrity and authenticity and attributes of OUV</i> It would be helpful to bring together all elements relating to the WHS including a concise description of the site, its Statement of OUV, including integrity and authenticity, as well as its attributes that convey OUV at the start of the document.</p>	Telford & Wrekin and Shropshire Council consider that these matters are appropriately addressed within Section 4 of the document. This is a logical location for this information.
21.10	General Comments	<p><i>OUV, including integrity and authenticity and attributes of OUV</i> The concepts of authenticity and integrity would benefit from being explained more simply and clearly related to the attributes of OUV to allow users of the draft IGWHS SPD to understand and engage with them and grasp their relevance to their particular development. This can be challenging as exemplified at paragraphs 4.19 and 4.24.</p>	Reference will be included to the definitions within the UNESCO Guidance and Toolkit for Impact Assessments in a World Heritage Context (2022).
21.11	General Comments	<p><i>Guidance for Development in the IGWHS</i> The draft IGWHS SPD needs to make clear the nature of the IGWHS's OUV and its spatial implications. It would be very helpful to elaborate on these and the kinds of development that might be appropriate and the kinds that might challenge them. As this is possibly the most important element of the SPD, it appears counterintuitive that currently this is placed in Chapter 10: Annex 2 - Guidance for Development in the IGWHS. It would seem more appropriate that this formed the focus of the document or at least a summary were provided earlier. The table outlining the attributes of OUV at paragraph 4.19 would provide a useful starting point. Additional columns could be added summarising how and what kinds of development might have a harmful impact on each attribute, an additional column could outline enhancements and a third, show the type of assessment required from developers to ascertain these impacts. Chapter 10 Annex 2 - Guidance for Development in the IGWHS does partially achieve this but bringing it together in relation to the attributes of OUV early in the document would help to increase focus and clarity around this additional level of international designation and its implications. Adding an additional column listing which national designations are relevant would not only tie these protections together, but provide a useful gap analysis exercise pointing out where additional assessment and consideration is required to protect the attributes of OUV. This may be particularly helpful for attributes i,j,k,l and m which include intangible and landscape aspects not neatly or comprehensively covered by national designations.</p>	<p>Annex 2 will be integrated into the document as an extra chapter after Chapter 9. It is important to note that the SPD is not policy, rather it provides supplementary guidance on the application of policies within the adopted / emerging Development Plans for Telford & Wrekin and Shropshire Councils. Furthermore there is a risk that if the document seeks to define forms of development that are inappropriate, it implies that anything not discussed is appropriate. Finally, such a list may cause the document to become obsolete.</p>
21.12	General Comments	Further work on establishing where development in the setting would be likely to impact on OUV and the type of development that would be inappropriate and how to assess this would be useful.	<p>It is important to note that the SPD is not policy, rather it provides supplementary guidance on the application of policies within the adopted / emerging Development Plans for Telford & Wrekin and Shropshire Councils. Furthermore there is a risk that if the document seeks to define forms of development that are inappropriate, it implies that anything not discussed is appropriate. Finally, such a list may cause the document to become obsolete.</p>
21.13	General Comments	A flow diagram of whom to consult when considering development in the IGWHS and its setting would be helpful for developers.	A high level flow diagram on the planning application process within the IGWHS will be included. This is then expanded upon within the text of the document.
21.14	General Comments	<p><i>Relationship of SPD to the Management Plan</i> Much of the detailed description of the site and the more detailed discussion of setting and other issues may be better suited to inclusion in the evolving update of the IGWHS Management Plan. It would be helpful to discuss this with the Coordinator and Steering Group to ensure that relevant information is not missed out, but also not repeated if covered elsewhere. The relationship of the draft IGWHS SPD to the Management Plan and its policies should be clarified in both documents.</p>	It is appreciated that there is duplication and that this is perhaps inevitable and ultimately necessary.

Schedule: ICOMOS Response

Respondee Reference	Part of the Document	Summary of Comments	Telford & Wrekin & Shropshire Council Response
21.15	General Comments	<p><i>Heritage Impact Assessments</i> Consistency over when a Heritage Impact Assessment based on the UNESCO Guidance and Toolkit for Impact Assessments in a World Heritage Context (2022) would be required is needed throughout the document. It should be emphasised that this assessment focuses assessment on impacts on the attributes of OUV.</p>	<p>The guidance on Heritage Impact Assessments will be reviewed. The fact that Heritage Impact Assessments should be proportionate and particularly for major development should be based on the UNESCO Guidance and Toolkit for Impact Assessments in a World Heritage Context (2022) or other best practice will be included.</p>

Schedule: Environment Agency Response

Respondee Reference	Part of the Document	Summary of Comments	Telford & Wrekin & Shropshire Council Response
26.1	Hydrogeology IGWHS	<p>The IGWHS is predominantly located on the bedrock of the Halesowen Formation (mudstone, siltstone and sandstone), designated a Secondary A aquifer by the Environment Agency. Secondary A Aquifers comprise permeable layers that can support local water supplies, and may form an important source of base flow to rivers. Superficial Alluvium deposits are also indicated to be present within the IGWHS. These are associated with the River Severn, which flows through the centre of the IGWHS. These Alluvium deposits are designated as a Secondary A Aquifer and are likely to be in hydraulic continuity with surface water features in the area. Some lower permeability Glacial Till deposits are also indicated to be present towards the north of the IGWHS area.</p> <p>There are no groundwater Source Protection Zones designated within the area covered by the IGWHS.</p> <p>There are numerous surface waters features within the area, which drain to the River Severn.</p> <p>In considering the guidance for development within the Ironbridge Gorge World Heritage Site recommend that land quality and groundwater quality issues should be considered in conjunction with surface water impacts so as to protect and enhance controlled waters.</p>	<p>Noted. Flood guidance will be reviewed and appropriate references to land quality and groundwater quality issues/considerations (in the context of the IGWHS) included.</p>
Page 359 26.2	Hydrogeology IGWHS	<p>The draft IGWHS SPD appropriately highlights that the former industrial use of land within the IGWHS is likely to have left residual substances within the ground. These are likely to be mobilised during development presenting a risk to controlled waters (Chapter 10, Annex 2).</p> <p>Recommend that policies relevant to redevelopment within the IGWHS should provide specific references to the hydrogeological environment and to issues such as groundwater and surface water protection (quality and quantity), contaminated land assessment (and clean-up where needed) and indeed the legislative drivers underpinning all this, such as Environmental Permitting Regulations and Water Framework Directive.</p> <p>Recommend that reference is also made to the publication 'The Environment Agency's Approach to Groundwater Protection' (2018). This document sets out a framework for our regulation and management of this precious resource.</p>	<p>Noted. However the referenced document on groundwater protection requires a subscription or payment to access and therefore it is not considered appropriate to reference within the draft IGWHS SPD.</p>
26.3	Renewable and Low Carbon Energy	<p>Certain proposals for renewable and low carbon energy generation may require an environmental permit under the Environmental Permitting (England & Wales) Regulations 2016, unless an exemption applies.</p> <p>for such proposals, we recommend that the applicant contacts the National Permitting Service on telephone 03708 506 506 for further advice and any pre-permit discussions.</p>	<p>Noted.</p>
26.4	Sustainable Drainage Systems	<p>Due to the potential legacy of contaminated land in the IGWHS from historic mining and heavy industry there is a risk of causing contamination to groundwater and/or surface water if SuDS are not properly designed. The presence of contaminated land needs to be considered when designing SuDS features.</p> <p>National guidance such as the CIRIA SuDS Manual C753 provides guidance for the application of SuDS on contaminated land.</p>	<p>Noted.</p>
26.5	Ground Source Heat Pumps	<p>Both closed and open loop systems can result in changes in groundwater flow and quality – this can also happen during drilling and installation and mobilise contaminants if installed inappropriately on contaminated sites.</p> <p>Discharge of water to ground or surface water with a significantly changed temperature may also cause pollution.</p> <p>Recommend following the advice and good practice guidance available via: Ground Source Heat Pump Association.</p> <p>It should be noted that Open loop systems are regulated by the Environment Agency under the Environmental Permitting Regulations (EPR). The following link may be of use:</p> <p>Open-loop heat pump systems: permits, consents and licences - GOV.UK (www.gov.uk)</p>	<p>Noted. The ground source heat pump text will be reviewed and appropriately updated to ensure consistency with guidance.</p> <p>The guidance on the Ground Source Heat Pump Association website is a paid resource for non-member and therefore it is not considered appropriate to reference within the draft IGWHS SPD.</p>

Schedule: Environment Agency Response

Respondee Reference	Part of the Document	Summary of Comments	Telford & Wrekin & Shropshire Council Response
26.6	Flood Risk	<p>The descriptions of the nature of flooding in the Ironbridge Gorge and the understanding of the responsibilities of the relevant risk management authorities is suitably conveyed.</p> <p>A key element of the National Planning Policy Framework is for development to reduce flood risk overall where possible, demonstrating that the measures go beyond managing flood risk from the development alone.</p> <p>The Environment Agency also puts preference on natural flood management and will pursue naturalisation of watercourses through culvert and weir removal where appropriate.</p> <p>Suggest adding the aims of flood risk reduction and naturalisation of watercourses through new development to the 'Flood Risk – Key Guidance Points' (Annex 2).</p>	Noted.

Appendix 2

Telford & Wrekin Email to all consultees

Email Subject: Draft Ironbridge Gorge World Heritage Site Supplementary Planning Document – Consultation

Dear Sir/Madam

**Draft Ironbridge Gorge World Heritage Site Supplementary Planning Document
Public Consultation 9th January to 20th February 2023**

Dear Sir/Madam,

Telford & Wrekin Council and Shropshire Council have launched a public consultation on the draft Ironbridge Gorge World Heritage Site (IGWHS) Supplementary Planning Document (SPD) which aims to further protect and conserve the Ironbridge Gorge UNESCO World Heritage Site

The site is spread over 550 hectares and is internationally recognised as the birth place of the industrial revolution as well as home to a thriving community of residents and businesses.

The document has been created to provide guidance and information to support the implementation of policies within the adopted and future Local Plan's for both Council areas. The document also outlines how the site will be protected and managed and includes guidance for local residents and businesses on matters such as adapting to climate change, where planning permission is required.

Telford & Wrekin Council and Shropshire Council are inviting comments on the draft IGWHS SPD. **The consultation will run for a period of 6 weeks, starting from 9th January until 5pm on 20th February 2023.**

The IGWHS SPD can be viewed online and comments submitted via a response form available at: www.ironbridgегorgewhs.co.uk/spd.

There will also be a number of informal public drop in sessions which will be hosted across the WHS on the following dates:

- Thursday 19th January – 5pm to 8pm – Jackfield Village Hall
- Thursday 26th January – 5pm to 8pm - The Furnace Kitchen, Coalbrookdale
- Thursday 2nd February – 5pm to 8pm - Coalport Village Hall
- Wednesday 8th February – 5pm to 8pm - The Anstice Ballroom, Madeley
- Monday 13th February – 5pm to 8pm – Buildwas, Village Hall.
- Thursday 16th February – 5pm to 8pm – The Tontine, Ironbridge

Following the public consultation period, responses received will be analysed and reviewed and any amendments will be made to the IGWHS SPD. The final document will then be considered by both Telford & Wrekin Council and Shropshire Council Cabinets for adoption. It will then be used to determine any planning applications for development within the IGWHS.

Please note you are receiving this letter because you have previously requested to be included on Telford & Wrekin Council's Planning Policy Consultee Database; to be notified with regard

to planning policy consultations and published documents. If you no longer wish to be contacted about planning policy issues, please let the Strategic Planning Team know by Telephone on 01952 384241 or emailing: DevelopmentPlans@telford.gov.uk

Yours faithfully

Gavin Ashford

Strategic Planning Team Leader

Housing, Employment & Infrastructure

Telford & Wrekin Council

 01952 384241

 www.telford.gov.uk

Telford & Wrekin mail merge to all consultees



Telford & Wrekin
Co-operative Council

Protect, care and invest
to create a better borough

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Contact: Strategic Planning Team

Telephone: 01952 384241

Your Ref:

Our Ref: IGWHS SPD

Date: 9th January 2023

Dear Sir/Madam

Draft Ironbridge Gorge World Heritage Site Supplementary Planning Document Public Consultation 9th January to 20th February 2023

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Telford & Wrekin Council and Shropshire Council are inviting comments on the draft IGWHS SPD. **The consultation will run for a period of 6 weeks, starting from 9th January until 5pm on 20th February 2023.**

The IGWHS SPD can be viewed online and comments submitted via a response form available at: www.ironbridgegorgewhs.co.uk/spd.

Alternatively, if you are unable to access the internet to view the document please contact the Strategic Planning Team on 01952 384241. Written responses can be sent to:

Strategic Planning team

Telford & Wrekin Council
Wellington Civic Offices
PO BOX 457
Telford
TF2 2FH.

There will also be a number of informal public drop in sessions which will be hosted across the WHS on the following dates:

- Thursday 19th January – 5pm to 8pm – Jackfield Village Hall
- Thursday 26th January – 5pm to 8pm - The Furnace Kitchen, Coalbrookdale
- Thursday 2nd February – 5pm to 8pm - Coalport Village Hall
- Wednesday 8th February – 5pm to 8pm - The Anstice Ballroom, Madeley
- Monday 13th February – 5pm to 8pm – Buildwas, Village Hall.
- Thursday 16th February – 5pm to 8pm – The Tontine, Ironbridge

Following the public consultation period, responses received will be analysed and reviewed and any amendments will be made to the IGWHS SPD. The final document will then be considered by both Telford & Wrekin Council and Shropshire Council Cabinets for adoption. It will then be used to determine any planning applications for development within the IGWHS.

Please note you are receiving this letter because you have previously requested to be included on Telford & Wrekin Council's Planning Policy Consultee Database; to be notified with regard to planning policy consultations and published documents. If you no longer wish to be contacted about planning policy issues, please let the Strategic Planning Team know by Telephone on 01952 384241 or emailing: DevelopmentPlans@telford.gov.uk

Yours faithfully



Gavin Ashford
Strategic Planning Team Leader

Shropshire Council Consultation Notification

Dear Sir/Madam,

Draft Ironbridge Gorge World Heritage Site Supplementary Planning Document – Consultation

You are receiving this email because you have previously requested to be included on Shropshire Council's Planning Policy Consultee Database or responded to the 'Regulation 19' Pre-Submission Consultation. If you no longer wish to be contacted about planning policy issues, please let us know by emailing: planningpolicy@shropshire.gov.uk with **Remove** in the subject field.

Telford & Wrekin and Shropshire Council are both consulting on a new draft of a supplementary planning document (SPD) which aims to protect and conserve the Ironbridge Gorge World Heritage Site (IGWHS). The consultation takes place between 9 January 2023 and 20 February 2023.

The key purpose of this SPD is to provide additional guidance to existing and emerging Development Plan policies for both Telford & Wrekin and Shropshire Council's protecting and enhancing the Outstanding Universal Value of the Ironbridge Gorge World Heritage Site. This SPD is therefore intended to be used as a material consideration on relevant planning applications within the WHS and, where appropriate, within its' setting.

The Supplementary Planning Document clarifies why the protection of the Outstanding Universal Value is of such importance and it will form part of a suite of documents including the aforementioned Development Plans and the World Heritage Site Management Plan that set out how the area will be protected and managed.

To view the draft SPD and to find out more information on how to get involved please go the following dedicated consultation page [Ironbridge Gorge World Heritage Site - Ironbridge Gorge WHS](#)

Have Your Say

The dedicated consultation website provides information on how to have your say, including where to send your comments. It also provides information on a number of public drop in sessions. The drop in sessions will be held at the following locations and times:

- Thursday 19 January 2023 – 5pm to 8pm – Jackfield, Village Hall
- Thursday 26 January 2023 – 5pm to 8pm – Coalbrookdale, Furnace Kitchen
- Thursday 2 February 2023 – 5pm to 8pm – Coalport, Village Hall
- Wednesday 8 February 2023 – 5pm to 8pm – Madeley, Anstice Ballroom
- Monday 13 February – 5pm to 8pm – Buildwas, Village Hall.
- Thursday 16 February 2023 – 5pm to 8pm – Ironbridge, Tontine Hotel.

Kind regards,

Planning Policy e-mail: planningpolicy@Shropshire.gov.uk

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Ironbridge Gorge

World Heritage Site

Supplementary Planning Document

July 2023



Telford & Wrekin
Co-operative Council

Protect, care and invest
to create a better borough



Shropshire
Council



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1 Abbreviations

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Abbreviations

- **DCMS** – Department for Digital, Culture, Media and Sport
- **EV** – Electric Vehicles
- **HE** – Historic England
- **HER** – Historic Environment Record
- **ICCROM** – The International Centre for the Study of the Preservation and Restoration of Cultural Property
- **ICOMOS** – International Council on Monuments and Sites
- **IGWHS** – Ironbridge Gorge World Heritage Site
- **NPPF** – National Planning Policy Framework
- **NPPG** – National Planning Practice Guidance
- **OUV** – Outstanding Universal Value
- **PPA** – Planning Performance Agreement
- **SC** – Shropshire Council
- **SPAB** – Society for the Protection of Ancient Buildings
- **SPD** – Supplementary Planning Document
- **TWC** – Telford & Wrekin Council
- **UNESCO** – United Nations, Education, Scientific and Cultural Organisation
- **WHC** – World Heritage Centre
- **WHS** – World Heritage Site

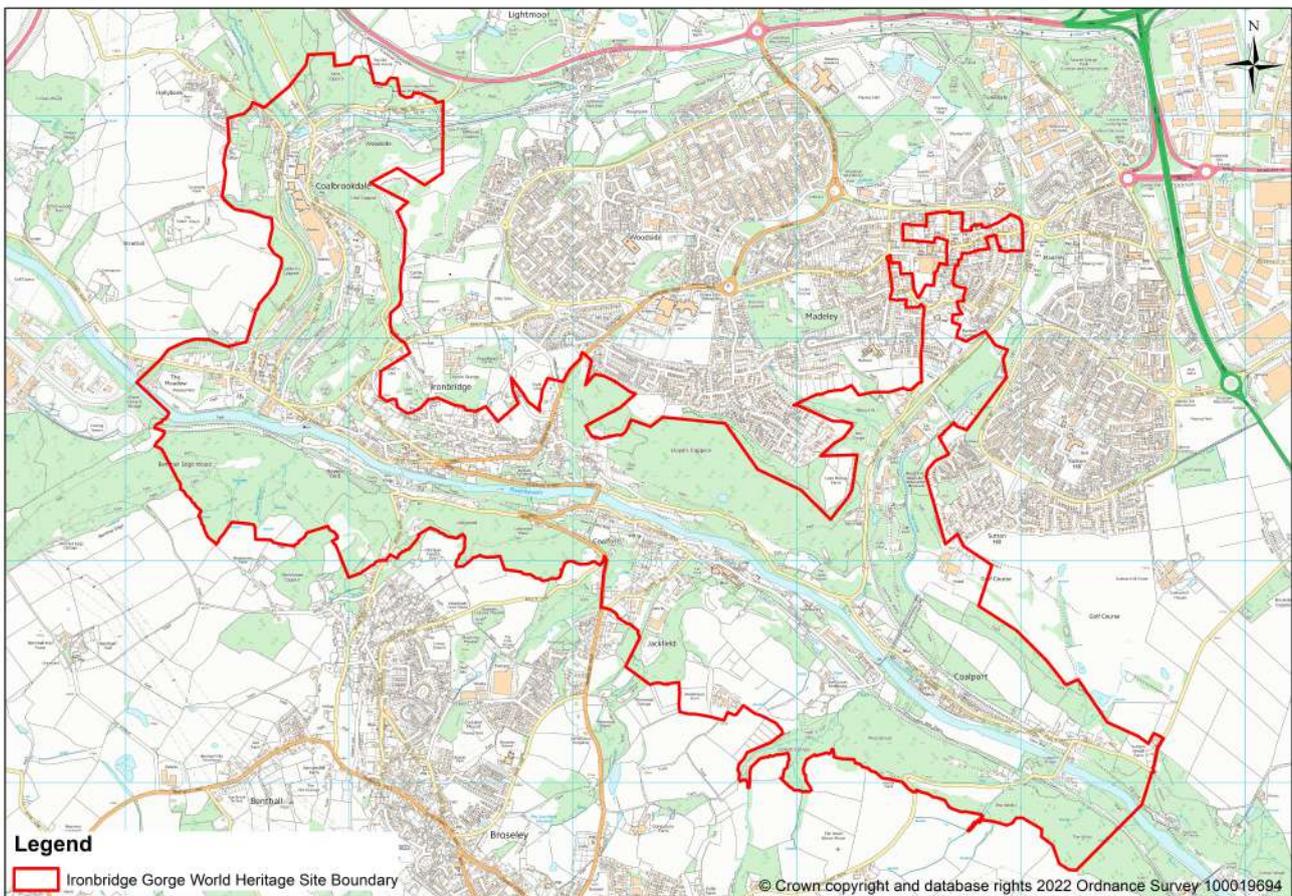
2 Introduction

2 Introduction

2.1 Purpose of the Supplementary Planning Document

2.1 The Ironbridge Gorge World Heritage Site (referred to as the 'IGWHS' or the 'Site' throughout this document) is an extraordinarily important place, and was designated in 1986, as one of the United Kingdom's first World Heritage Sites by the United Nations, Educational, Scientific and Cultural Organisation (UNESCO). This was in recognition of its leading role in the Industrial Revolution and the unique landscape that provided the raw materials.

Figure 1: Ironbridge Gorge World Heritage Site



2.2 Under the terms of the UNESCO Convention Concerning the Protection of the World Cultural and Natural Heritage (1972), which was ratified by the UK in 1984, the UK Government is formally responsible for the management of the IGWHS and it is an international obligation to ensure that its **Outstanding Universal Value (OUV), Authenticity and Integrity** are not compromised. UNESCO actively monitors World Heritage Sites (WHS) through reactive and periodic monitoring, to ensure they are being managed appropriately and are not being put in danger. If UNESCO feel that a WHS is not being protected to an appropriate standard, a review of the WHS's status will take place, if UNESCO consider that the Outstanding Universal Value, Authenticity and Integrity has been seriously impacted the status of the WHS will be removed.

2.3 In addition, adopted in 2003⁽¹⁾ the convention for the international community's first binding multilateral instrument intended to safeguard and raise the profile of intangible cultural heritage. Intangible cultural heritage ("ICH") refers to the practices, representations, expressions,

knowledge and know-how, transmitted from generation to generation within communities, created and transformed continuously by them, depending on the environment and their interaction with nature and history. Although not yet ratified by the UK local authorities can still abide by it for a more inclusive and full understanding of our heritage.

What is Outstanding Universal Value

“Outstanding Universal Value means cultural and/or natural significance which is so exceptional as to transcend national boundaries and to be of common importance for present and future generations of all humanity. As such, the permanent protection of this heritage is of the highest importance to the international community as a whole”.

Paragraph 49 of the Operational Guidelines for the Implementation of the World Heritage Convention WHC .21/01 31st July 2021

2.4 Therefore, the overarching aim of this SPD is to provide guidance for protecting and enhancing the Outstanding Universal Value of the IGWHS, preventing loss through deterioration and disappearance of its heritage value, whilst providing a consistent set of guidelines to help businesses and residents play their part in maintaining what makes the IGWHS so universally special.

2.5 To achieve this the SPD will set out how the planning system will seek to fulfil the responsibilities and opportunities that arise from WHS status. This includes helping to:

- **Protect;**
- **Conserve;**
- **Present and transmit to future generations the importance of the IGWHS; and**
- **Encourage investment and development to secure a healthy economy and support regeneration, whilst not compromising the Outstanding Universal Value of the IGWHS.**

2.6 The intention is to implement the Operational Guidelines set out by ICOMOS and UNESCO ensuring that the important historic buildings and significant landscape are properly protected and conserved, as well as ensuring appropriate application of the UNESCO Guidance and Toolkit for Impact Assessments in a World Heritage Context (2022), to ensure that new development integrates harmoniously with the IGWHS. The Outstanding Universal Value of the IGWHS has proven potential to inspire new development, to attract investment and visitors, as well as be a source of local civic pride: this SPD therefore seeks to protect and capitalise on that potential. Further explanation of Outstanding Universal Value can be found in **Chapter 3. Outstanding Universal Value, Integrity, Authenticity and Attributes of Outstanding Universal Value.**

2.2 Aims and Objectives of the SPD

2.7 The Ironbridge Gorge World Heritage Site has a long history as the birthplace of the industrial revolution. Its rich landscape character, special architectural, historical and archaeological significance, and social heritage need to be protected and enhanced. The protection of the historic nature of the IGWHS is a priority for both Telford & Wrekin Council and Shropshire Council.

2 Introduction

2.8 The aim of this SPD is to ensure the high standards of both preservation and conservation are maintained, whilst providing further guidance for protecting and enhancing the Outstanding Universal Value of the IGWHS, encouraging development which secures and supports sustainable regeneration.

2.9 Through the adoption and implementation of this SPD, Telford & Wrekin Council and Shropshire Council will look to achieve the following objectives:

- Safeguarding the historic nature and setting of the IGWHS and protecting its Outstanding Universal Value;
- Enhancing existing and proposed development to the benefit of the IGWHS whilst maintaining its Outstanding Universal Value;
- Allowing planners and developers to fully understand the impact of the IGWHS and its international value; and
- Raising design standards to achieve the best possible implementation of new development whilst achieving appropriate alterations to existing developments.

2.3 Why is the Outstanding Universal Value of the Ironbridge Gorge so Important?

2.10 World Heritage Sites are sites, places, monuments or buildings of “**Outstanding Universal Value**” to the international community, including its current and future generations. The protection of a World Heritage Site is the responsibility of national governments. Being a signature to the convention is a commitment by the government to identify, protect, preserve and conserve their World Heritage Sites for future generations.

2.11 The Site lies within the southern end of the East Shropshire coalfield within a gorge formed by melting water beneath a glacier that occurred during the ice age. The coalfield is exceptionally rich in mineral sources and, along with deposits of coal, the land area has significant deposits of both Carboniferous and Silurian limestone, iron ore, and clays suitable for making brick, roofing tiles, decorative tiles, pottery, and tobacco pipes.

2.12 The Industrial Revolution, a worldwide phenomenon, began in 18th century England before spreading to other nations. This transition including the change from an agrarian (related to cultivated land) and handicraft economy to one dominated by industry and machine manufacturing including iron production⁽²⁾ resulting in far-reaching changes in human history, and which is embodied in the remarkable and integral role of the IGWHS.

2.13 The Site spreads over 550ha with roughly three quarters sitting within the administrative boundary of Telford & Wrekin Council, and roughly a quarter within the Shropshire Council administrative boundary. Section 2 of the SPD provides a spatial portrait of the area.

At the time of inception and as written in 1985⁽³⁾, the IGWHS was described as having five major areas of interest.:

- **"Coalbrookdale:** *This is where in 1709 the Quaker Abraham Darby I developed the coke iron production technique which began the great 18th century steel revolution.⁽⁴⁾ In the 19th century the Coalbrookdale foundries were highly prosperous, exporting their production as far as New Zealand and the Hawaiian Islands. There still remains a high concentration of 18th and 19th century dwellings, warehouses, churches and chapels in the town. The Great Warehouse contains an iron museum.*
- **Ironbridge:** *The locality, where mining and metallurgical (the scientific study of structures and uses of metals) activity began in the 17th century, drawing the areas name from the Iron Bridge erected in 1779 and which also serves to designate the entire region of the Severn Gorges. At the furthest eastern end of the locality there still exist the remains of two 18th century blast furnaces, the Bedlam furnaces, which were built in 1757.*
- **Hay Brook Valley:** *Downstream from Madeley in the low valley of this small tributary of the Severn River, a large open-air museum (Blists Hill Victorian Town) covers 20 hectares. Extraction galleries, shafts with their head-frames, and blast furnaces have been preserved near the Shropshire Canal, which was linked to the Severn River via a gigantic inclined plane known as the Hay Inclined Plane, fitted with ramps.*
- **Jackfield:** *This small town located on the south bank of the Severn made its living from coal mining, clay production and navigation. It was the valley's port of registry (with 87 barges in operation in 1756).*
- **Coalport:** *This town is located at the eastern end of the IGWHS on the north bank of the Severn, which is spanned by the Coalport Bridge. The high point of this town is the porcelain manufacturing plant founded by John Rose at the end of the 18th century and which closed down in 1926. Today it is a porcelain museum (Coalport China Museum) presenting not only the valley's other porcelain manufacturers, such as Caughly, but also other producers of ceramics in Ironbridge Gorge (tileries, pipe factories, etc.). Furthermore, Maws Craft Centre is situated in what remains of the former tile factory of Maw & Co which closed down in 1970."*

The site is an extraordinary concentration of mining, foundries, factories, workshops and warehouses which coexist with an old network of lanes, paths, roads, ramps, canals and railways as well as the substantial remains of traditional landscape and housing. The site is both unique and symbolises an era of exceptional innovation where artists, engineers and writers from all areas of the world decided to focus their attention.

2.14 Following the areas inscription in 1986, it is considered that there are now six major areas of interest including Madeley:

3 Advisory Body Evaluation (ICOMOS) 1986 <https://whc.unesco.org/en/list/197/documents/>

4 In 1850 Bessemer's process was the first inexpensive industrial process for the mass production of steel from molten pig iron, allowing steel to become cheaper and easier to mass produce. This led from Abraham Darby's initial innovation, which improved the efficiency of cast iron production.

2 Introduction

2.15 *Madeley is the earliest settlement within the IGWHS which includes a two-bay medieval hall and some 16th and 17th century timber-framed houses. Madeley's strategic location led to its inclusion in plans for Dawley New Town in 1963, however the subsequent development of the central shopping centre together with the Parkway Bypass in the late 1960's, severed the settlement from the north and interrupted the medieval street pattern.*

Figure 2: Ironbridge Gorge



2.4 Success of the World Heritage Site

2.16 Today, the site is a living, working community with a population of approximately 4,000 people as well as being a world-renowned place to visit. It is also an historic landscape that is interpreted and made accessible through the work of a number of organisations, in particular, the Ironbridge Gorge Museum Trust (established in 1967 to preserve and interpret the remains of the Industrial Revolution within the Ironbridge Gorge) and the Severn Gorge Countryside Trust (established in 1991 to manage the woodland, grassland and associated historic structures in the Gorge).

2.5 Managing Change and Addressing Climate Change

2.17 Conserving our heritage is not just about preserving places in a point of time. One of the biggest challenges is achieving a balance of conserving our heritage whilst adapting to new technologies that arise to support adaptation to climate change. In today's climate, it is becoming ever more evident that shifts in our weather patterns and the need to tackle climate change threatens the resilience of our historic settings. Both Telford & Wrekin Council and Shropshire Council declared a climate emergency, committing to seeking to achieve carbon neutrality by 2030.

2.18 The changes in our climate have greatly increased in both frequency and severity of weather events which can lead to the degradation of heritage assets. The impacts of the 2020 floods in the town of Ironbridge clearly demonstrate that more needs to be done to protect

our heritage assets, including implementing all possible measures to alleviate flood issues in the gorge and beyond, with historic buildings implementing measures to reduce the impacts of flood risk.

2.19 Heritage assets require additional Government support to enable them to play their full part in reaching net zero targets. The obligation for assistance stems from the UNESCO 'Convention on World Cultural and Natural Heritage'⁽⁵⁾ and its Operational Guidelines. These set out the key duties and obligations of national governments, as State Party signatories, to do all that they can to ensure the conservation, preservation, protection, presentation, and transmission to future generations of World Heritage properties situated on their territories. The requirement to conserve natural, tangible and intangible cultural heritage is now going to require engagement with climate change in order to meet the most basic of these objectives.

2.20 Moreover, whilst generally associated with adverse impacts on heritage significance, change – including that delivered through new development – can have positive effects on heritage value and significance. This could manifest itself in stripping away poorly designed additions to historic buildings, changing land management regimes or simply drawing attention to the value, character and significance of under-appreciated assets rather than letting them degrade through neglect or to be affected by criminal activities such as vandalism.

2.21 Over one million people every year visit the iconic Iron Bridge and the surrounding area. With this comes challenges including management of flows of both pedestrians and motor vehicles. Services such as the Park and Ride lessen the pressure on the small roads of Ironbridge Gorge, however the frequency of motor vehicles can dominate the area during the peak summer period.

2.22 Having effective planning policies in place through Local Development Plans for Telford & Wrekin and Shropshire Council's respective areas and supplementary planning guidance within this SPD, allows change to be carefully managed and where possible avoids adverse impacts whilst ensuring opportunities for positive improvements that will safeguard our heritage assets for future generations.

2.23 A Management Plan (2017) for the IGWHS has also been prepared and formally adopted by both Telford & Wrekin and Shropshire Council's. Both Councils are committed to ensuring the regular review of this Management Plan. As such, the current and any future Management Plan form a material consideration in the planning process within both administrative areas.

2 Introduction

Role of the SPD in Decision Making

The key purpose of this SPD is to provide additional guidance to existing and emerging Development Plan policies for protecting and enhancing the Outstanding Universal Value of the IGWHS.

This SPD is therefore intended to be used as a material consideration on relevant planning applications within the WHS and, where appropriate, within its' setting.

Whilst the SPD is a joint document prepared by Telford & Wrekin Borough Council and Shropshire Council, this does not change the primacy of the respective development plan policies being the starting point for decision making within each administrative area.

Guidance within this SPD

Specific guidance for householder and local businesses applications within this SPD includes that relating to;

- Alterations/extensions to existing buildings;
- Refurbishment of existing buildings;
- Making use of redundant buildings;
- Proposals for a change of use of an existing building; and
- Proposals for new development

Details can be found in **Annex 2: Guidance for Development in the Ironbridge Gorge World Heritage Site**.

Guidance on the process for submitting a planning application can be found in **Chapter 7: Submitting a Planning Application in the World Heritage Site**.

2.24 Prior to the introduction of this SPD, there have been a number of documents that function as guidance and policy direction within the IGWHS, further explanation on what these documents achieve is covered in '**Chapter 4. Planning Context**'.

3 Description of the World Heritage Site

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3.1 Boundary

3.1 The Ironbridge Gorge World Heritage Site covers an area of 5.5km (550ha) and is located partly in Telford, and partly Shropshire, approximately 50km north-west of Birmingham. Beyond the bridge itself, the IGWHS is comprised of five communities - Coalbrookdale, Ironbridge, Coalport, Jackfield and parts of the community of Madeley. Within Shropshire the WHS extends into the Broseley Town Council area as well as Barrow and Sutton Maddock parishes.

3.2 The site lies predominantly within the boundary of Telford and Wrekin Council (approximately 76%) with a smaller portion (approximately 24%) within the Shropshire Council boundary. The IGWHS is also a designated Conservation Area (Severn Gorge Conservation Area) and there are over 375 listed buildings of which two are Grade 1 and eighteen are Grade 2*. In addition, there are 7 Scheduled Monuments as well as numerous sites designated for the protection of habitats and species.

3.3 The site incorporates a 5km length of the steep-sided, mineral-rich Severn Valley from a point immediately west of Ironbridge downstream to Coalport, together with two smaller river valleys extending northwards to Coalbrookdale and Madeley. The boundaries of the IGWHS end at the north section of Coalbrookdale.

3.4 To the north of the WHS vast areas of woodland cover the valley and is visually prominent through the WHS. Areas such as Lloyd Coppice grips the sides of the gorge with all 40 hectares of these woods classified as ancient semi-natural woodland, whilst the extensive woodland in Coalbrookdale around Lincoln Hill offers panoramic views from a point known as the Rotunda.

3.5 Other settlements such as parts of Madeley (in Telford & Wrekin) and the town of Broseley (in Shropshire), that fall outside of the immediate boundary of the IGWHS, have contextual importance to the IGWHS with a history of early industrialisation from the 16th century and earlier and are dynamically connected to the area as a whole.

3.6 As described, the WHS straddles the boundary of the two administrative area of Telford & Wrekin and Shropshire. Joint working on conserving the Outstanding Universal Value of the WHS is therefore the responsibility of both authorities, along with a number of other partner organisations who together form the Ironbridge Gorge WHS Steering Group (IGWHSSG). The

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IGWHSSG supports the preparation and implementation of the Ironbridge Gorge World Heritage Site Management Plan. The 2017 Management Plan has been formally adopted by both local authorities and is a material consideration in the planning process.

Buildwas Parish borders the WHS to the west. The village of Buildwas is a small but vibrant settlement which has a thriving community and a strong relationship to Ironbridge. The well-preserved standing and archaeological remains of Buildwas Abbey, a Scheduled Monument, founded in 1135 as a Cistercian monastery, can be found in a bend in the River Severn to the south-east of Buildwas and about 2 miles west of Ironbridge the abbey was an important centre of learning up to the 14th century.

The steep southern side of the Ironbridge gorge is heavily wooded in places and some of this woodland extends on to the more level ground southwards towards Broseley. Much of this is Ancient Woodland whose loss and deterioration is prevented by policies in the National Planning Policy Framework. Part of the Benthall Edge woodland in Barrow parish (and beyond) is part of the Tick Wood and Benthall Edge Site of Special Scientific Interest. These important woodlands are complemented by several locally designated Wildlife Sites in the Shropshire part of the WHS which are important for their ash, oak and elm woodland, and grassland and meadow plants and animals. The River Severn is also a Local Wildlife Site.

The town of Broseley is situated within half a mile of the WHS and two of the Ironbridge Gorge Museums are located in Broseley Parish. The Ironbridge links Broseley with Coalbrookdale and Madeley. The town shares much of its history with Ironbridge through the mining and transport of coal and clay, iron making, pottery and clay pipe manufacture. The plans for the construction of the Iron Bridge (as it was known at the time) were drawn up in Broseley and Abraham Darby I who developed the process of smelting iron using coking coal, is buried there. The railways, mines, ironworks, brickworks, kilns, houses and fine buildings associated with the town testify to its integral role in the activities taking place in Ironbridge itself during the Industrial Revolution. Much of this built environment is protected through the extensive Broseley Conservation Area designation, the boundary of which extends southwards from the edge of the WHS.

The village of Jackfield on the River Severn is unique in that it is located on the boundary of Telford/Shropshire, sitting within both the Broseley and Gorge parish areas. The settlement grew as a river port for Broseley and Benthall which lie high above it on the rim of the gorge. A very early wooden wagon way (built in 1605) took coal from the lord of the manor's mines to the river here. Jackfield became important for its pottery drinking mugs in the 18th century and later, in the 19th and 20th centuries, high quality encaustic tiles. Some small-scale manufacture of these continues today to replace Jackfield-made tiles in conservation work such as the London Underground.

3.2 Character Areas and Key Settlements

3.7 The five key settlements have been identified (as shown in the Severn Gorge Conservation Appraisal) in being Madeley, Coalford and Jackfield, Coalport, Coalbrookdale and Ironbridge, all of which fall within the Telford & Wrekin Council boundary, with the exception of Jackfield which is part within the Telford & Wrekin boundary and part within the Shropshire boundary.

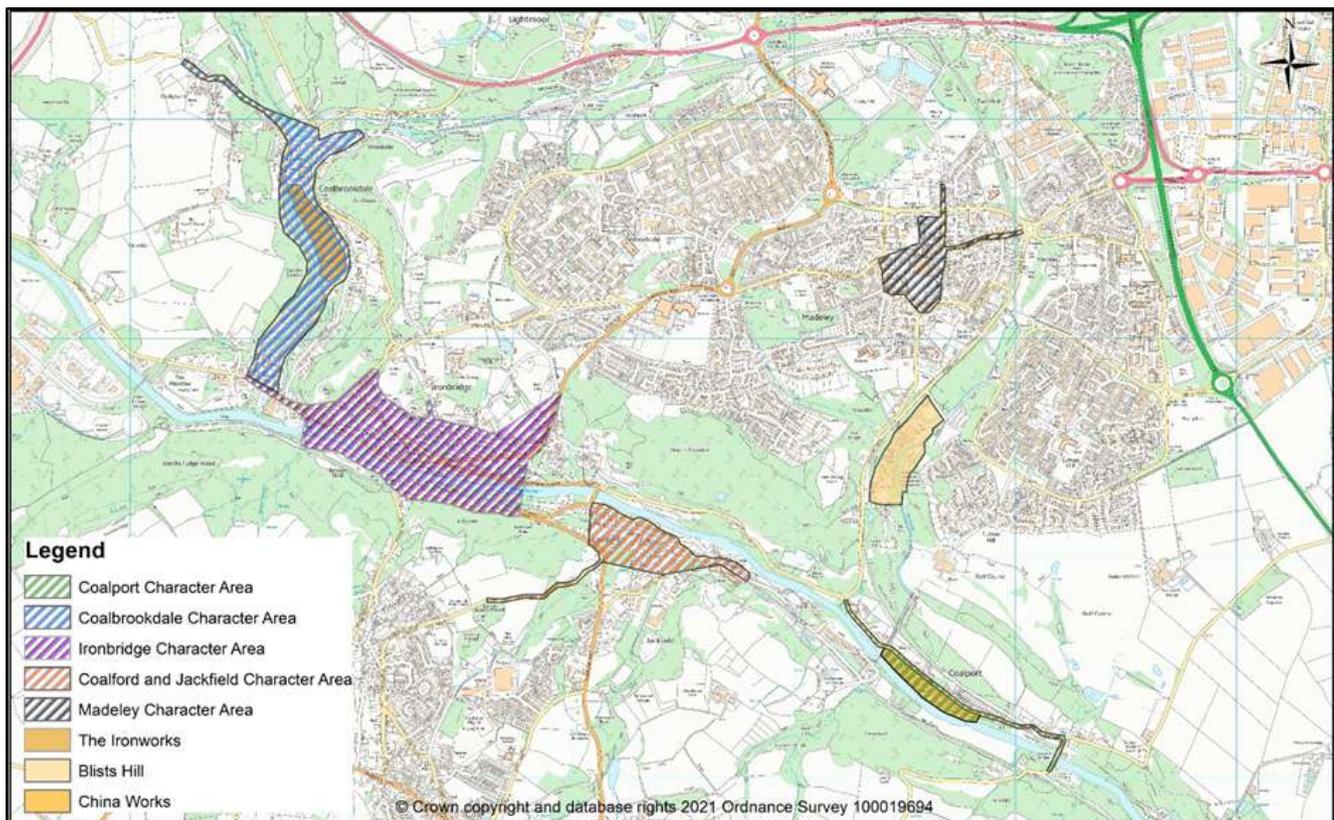
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Within these settlements there are areas of further character identification which all have their own special characteristics, which are especially considered to be worth conserving. These include:

- **Madeley:** High Street; Court Street; Church Street (east), Church Street (west) and Russell Road
- **Coalford and Jackfield:** Area adjacent River Severn, The Knowle and Church Road
- **Coalport and Blists Hill:** China Works, Coalport Bridge, High Street and Blists Hill
- **Coalbrookdale:** Wellington Road, Darby Road, Woodside, The Ironworks, Dale Road and Dale End
- **Ironbridge:** Market Square and High Street, The Wharfage, Bower Yard & Ladywood, Hodge Bower and Madeley Wood

3.8 In Figure 3 is a map showing each of the character areas (outlined for ease of reference), further analysis of the character areas is contained within the Severn Gorge Conservation Area Appraisal which gives an overview of each of the character areas listed above and how they make their relative area particularly important to the nature of the IGWHS and its Outstanding Universal Value.

Figure 3: Character Areas in the World Heritage Site



3 Description of the World Heritage Site

3.3 Setting

Defining Setting

3.9 The concept of the 'setting' of the IGWHS is an important one and is the physical and cultural contextual surroundings in which the heritage asset resides.

3.10 The NPPF defines the setting of a heritage asset as:

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the assets and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

3.11 Setting is not itself a heritage asset or heritage designation (although land comprising a setting may itself be subject to other heritage or environmental designations). The importance of setting lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.

3.12 The Guidance and Toolkit for Impact Assessments in a World Heritage Context (published by UNESCO in 2022) provides a description of setting:

- ***'[Wider setting] is the immediate and extended environment that is part of, or contributes to, its significance and distinctive character. It may relate to the property's topography, natural and built environment, and other elements such as infrastructure, land use patterns, spatial organisation and visual relationships.'***

3.13 Within the Guidelines in relation to the effective management of a property, it states:

- ***'[The wider setting] may include related ecological and hydrological connectivity, social and cultural practices, economic processes and other intangible dimensions of heritage such as perceptions and associations. The wider setting might also play an essential role in protecting the authenticity and integrity of the property, and its management is related to its role in supporting the Outstanding Universal Value.'***

3.14 This clearly states that the consideration of setting can cover a wide range of impacts which not only relate to the physical, such as views and noise, but can also include social or economic impacts. In addition, the management of the wider setting is a crucial aspect of supporting the Outstanding Universal Value.

3.15 In order to fully understand how the Outstanding Universal Value of the IGWHS may be affected through development or management proposals outside of its boundary, it is important to understand what the setting may comprise for the IGWHS:

- i. The physical location and surroundings of the various character areas within the IGWHS, generally: steep slopes with dense woodland or open agricultural fields around Ironbridge.
- ii. Infrastructure such as roads and local services that connect with or run through the IGWHS that may impact on its Outstanding Universal Value.
- iii. Residential areas such as the majority of Madeley and Woodside which sit above and between the IGWHS and the majority of Boscley which sits south of the IGWHS.

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3.16 As is recognised within the NPPF definition of setting (provided above), not all parts of setting will contribute to the significance of the IGWHS in equal measure and indeed some parts of the setting may have a negative contribution.

Considering Impacts

3.17 As described above and covered in both National and International guidance the overall impact on the Outstanding Universal Value of the IGWHS arising from development that results in changes to its setting should be taken into account in the decision-making process. The IGWHS does not have a defined 'Buffer Zone', making the consideration of effects upon its setting in the planning process of particular importance.

3.18 Proposals likely to affect the IGWHS within its setting must be accompanied by a proportionate Heritage Statement / Heritage Impact Assessment which clearly identifies the potential impact of the development on the WHS's significance. Further guidance on the purpose and scope of these documents is provided within Chapters 6 and 7 of this SPD.

3.19 Historic England's Good Practice Advice in Planning Note 3 (Second Edition)⁽⁶⁾ provides guidance on managing change within the settings of heritage assets. The guidance has been written for local planning authorities and those proposing change that may affect the setting of heritage assets, including World Heritage Sites.

3.4 Main Access Routes into the IGWHS

3.20 The following areas are considered the main access points into the IGWHS.

3.21 Madeley (partly located within the IGWHS) provides a focus for local shopping and community services. It lies north of, and outside, the steeply sloping sides of the Gorge itself and provides two main access points into the Gorge via Madeley Road and Coalport Road.

3.22 In addition to the small market town at Madeley, a second settlement 2km west is Coalbrookdale. This settlement encapsulates the integration between the Site's industrial heritage and the community that developed to support it, with the impressive landscape providing a backdrop for this historic association. The steep topography has greatly influenced the pattern of development and the resultant tiers of terraces and larger detached houses that are set amongst the wooded valley sides, provide two main access routes towards Ironbridge via Dale Road, Dale End and Church Road.

3.23 To the west of Market Square the Wharfage consists of a mix of former warehouses, pubs and some Victorian villas. At its eastern end the attractive three storey streetscape is enhanced by the stepped elevation as the alignment of the street turns slightly and the buildings rise up Tontine Hill towards the northern end of the bridge. This picturesque setting of the Wharfage alongside the River Severn provides a very attractive streetscape along its entire length.

3.24 The area south of the bridge was fully integrated with Ironbridge as a whole (more so than other areas of the Site) when the bridge was open to traffic, although the Toll House remains on the southern end of the bridge. The blue brick Railway Hotel and adjacent Station Master's House stand as a testament to the Station that closed in 1963. They look out over a flat area

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of what is now car parking and what was originally railway tracks and sidings set above a substantial retaining wall. From the south this leads directly into the centre of Ironbridge into Market Square.

3.25 To the east of the centre is the area of Coalport which lies on the north side of the River Severn. The village was planned as a canal-river interchange and a complete “new town” by William Reynolds, who between 1788 and 1796 built warehouses, workshops, factories and workers’ accommodation in Coalport. There are two main access points into Coalport which are from the north via Brockton and the south via Broseley.

3.5 Views

3.26 Many views within, across and around the gorge are characterised by contrasting effects of industrial or urban buildings alongside heavily wooded slopes that define Ironbridge Gorge. Pockets of green spaces, such as gardens, allotments and recreational spaces are also visible but are frequently seen against a wooded backdrop.

Figure 4: Aerial View of Ironbridge



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Figure 5: Aerial View of Ironbridge



3.27 Many of the streets themselves, narrow in appearance in comparison to other road networks, are closed in by high boundary walls and buildings or trees, resulting in very few open views out of the area. Whilst travelling across the gorge glimpses of longer and wider views are revealed. Panoramic views can be achieved from the upper slopes and partial, surprise views can be seen from higher elevated roads.

3.28 The degree of enclosure of the public realm spaces means that when there are open views along, and across, the valleys they are of greater significance, and it is therefore a priority for the viewpoints themselves to be maintained and carefully managed to retain or enhance significant features.

3.29 The views up and downstream from the bridges in the area are particularly important as they help visitors understand the overall shape of the valley and the importance of the river in the history of the gorge. Where vegetation becomes overgrown on riverbanks, this should be managed, so that views of important sites are not obscured.

3.30 Significant changes of view are obtained along the Wharfage, as the urban fabric of Ironbridge unfolds and as the view of the iconic bridge emerges. The fabric of the buildings on the north side of the Wharfage is often obscured by trees, dependent on the time of year and whether they are in leaf or not. The presence of so much greenery between the river and the Wharfage does not reflect the harder nature of the historic landscape that delivered from its industrial past and is part of more recent change.

3.31 Other important views are obtained when descending to the Gorge through the settlement of Coalbrookdale. This is characterised by a series of glances across the valley.

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3.32 As has been described and as shown in Annex 1, the views within the IGWHS range from wide open views to more enclosed scopes across the gorge, each one of these however is considered integral to the protection of the IGWHS and must therefore be maintained to preserve the Outstanding Universal Value of the IGWHS.

4 Outstanding Universal Value, Integrity, Authenticity and Attributes of Outstanding Universal Value

4 Outstanding Universal Value, Integrity, Authenticity and Attributes of Outstanding Universal Value

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4.1 The IGWHS is quite clearly an incredibly important area that has a number of globally unique attributes that demonstrates the Outstanding Universal Value that must be protected by all parties, whether by national bodies, local governments, businesses or residents that reside with the WHS boundary. Each have and will continue to have an important and integral role to play in the area's preservation and conservation so it can continue to be a special place for future generations.

4.2 A shared understanding of the importance of the IGWHS is therefore a key requirement for effective management of the IGWHS. The terminology used to describe the site and its importance as a WHS, often creates confusion as to what the IGWHS is made up of and in turn how to preserve and conserve the sites international significance. Historic England's Good Practice Advice Note 2 ⁽⁷⁾ on managing significance in decision-taking provides further explanation on the concept of significance and how to assess it.

4.3 The purpose of this section is to clearly outline the terminology associated with the Outstanding Universal Value of the IGWHS, allowing readers to work more effectively to ensure the continued preservation and conservation of the IGWHS.

4.1 Outstanding Universal Value

4.4 The basis of any nomination for a World Heritage Site is that they must display Outstanding Universal Value.

4.5 The concept of Outstanding Universal Value, together with the conditions for its authenticity and integrity, underpins the World Heritage Convention. Each site in the list has a Statement of Outstanding Universal Value which summarises the justification for the inscription of the property on the World Heritage List, and serves as a baseline for the universally recognised and accepted heritage/conservation values of that place.

4.6 In order for a WHS to be considered to be of Outstanding Universal Value, a number of requirements had to be met:

- Meeting one or more of the ten World Heritage Criteria;
- Meeting the conditions of integrity; and
- Meeting the conditions of authenticity.

4.7 By understanding the different aspects of Outstanding Universal Value, it is possible to understand how change can impact the Outstanding Universal Value of the IGWHS.

4.8 The UNESCO Operational Guidelines ⁽⁸⁾ identifies the need for an appropriate management system specifying how the Outstanding Universal Value of a property should be preserved, ensuring the effective protection for present and future generations. The common elements of this document include the following:

7 Historic England's Good Practice Advice Note 2: Managing significance in decision-taking: <https://historicengland.org.uk/images-books/publications/gpa2/gpa2-managing-significance-in-decision-taking/gpa2/>

8 Operational Guidelines for the Implementation of the World Heritage Convention 31st July 2021 <https://whc.unesco.org/en/guidelines/>

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- A thorough shared understanding of the property, including its universal, national and local values and its socio-ecological context by all stakeholders, especially local communities;
- A respect for diversity, equity, gender equality and human rights and the use of inclusive and participatory planning and stakeholder consultation processes;
- A cycle of planning, implementation, monitoring, evaluation and feedback;
- An assessment of the vulnerabilities of the property to social, economic, environmental and other pressures and changes, including disasters and climate change, as well as the monitoring of the impacts of trends and proposed interventions;
- The allocation of necessary resources;
- Capacity building; and
- An accountable, transparent description of how the management system functions.

4.9 The World Heritage Committee, the main body in charge of the implementation of the Convention, has also developed precise criteria for the inscription of properties on the World Heritage List. This is included with the UNESCO Operational Guidelines which is regularly updated.

4.2 Criteria of Inscribing

4.10 WHS's are designated for a number of reasons. For cultural sites (of which the IGWHS falls within) the following criteria apply:

- i. To represent a masterpiece of human creative genius;
- ii. To exhibit an important interchange of human values, over a span of time or within a cultural area of the world, on developments in architecture or technology, monumental arts, town-planning or landscape design;
- iii. To bear a unique or at least exceptional testimony to a cultural tradition or to a civilization which is living, or which has disappeared;
- iv. To be an outstanding example of a type of building, architectural or technological ensemble or landscape which illustrates (a) significant stage(s) in human history;
- v. To be an outstanding example of a traditional human settlement, land-use, or sea-use which is representative of a culture (or cultures), or human interaction with the environment especially when it has become vulnerable under the impact of irreversible change;
- vi. To be directly or tangibly associated with events or living traditions, with ideas, or with beliefs, with artistic and literary works of outstanding universal significance. (The Committee considers that this criterion should preferably be used in conjunction with other criteria)

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Note: as the IGWHS falls under a cultural site, the other four criteria (listed under the World Heritage Criteria) relating to natural sites is not covered.

4.11 The inscription of the IGWHS meets four of the criteria, these are listed below.

- i. The Coalbrookdale blast furnace perpetuates in situ the creative effort of Abraham Darby I who discovered coke iron in 1709. It is a masterpiece of man's creative genius in the same way as Ironbridge, which is the first known metal bridge. It was built in 1779 by Abraham Darby III from the drawings of the architect Thomas Farnolls Pritchard.
- ii. The Coalbrookdale blast furnace and Ironbridge exerted great influence on the development of techniques and architecture.
- iii. Ironbridge Gorge provides a fascinating summary of the development of an industrial region in modern times. Mining centres, transformation industries, manufacturing plants, workers' quarters, and transport networks are sufficiently well preserved to make up a coherent ensemble whose educational potential is considerable
- iv. Ironbridge Gorge, which opens its doors to over 1 million visitors yearly, is a world-renowned symbol of 18th century Industrial Revolution.

4.3 Understanding the heritage values of the IGWHS

4.12 It is important to consider that all heritage assets are important within the IGWHS, regardless of whether these are designated or not. Different aspects of heritage can have different value from one person to the next. Considering how these aspects of heritage combine and relate with each other help to provide an understanding of their significance in the Outstanding Universal Value of the IGWHS.

4.13 The significance of heritage is defined within the NPPF as the value of a heritage asset to this and future generations because of its historic interest. Significance derives not only from a heritage asset's physical presence, but also from its setting. For WHS's, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.

4.14 The NPPF definition further states that in the planning context heritage interest may be:

- Archaeological;
- Architectural;
- Artistic; or
- Historic.

4.15 These can be interpreted as follows⁽⁹⁾:

- **Archaeological interest:** As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- **Architectural and artistic interest:** These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science

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of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.

- **Historic interest:** An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values of cultural identity such as faith, folklore, crafts etc.

4.16 Establishing heritage value is a key stage in the process when considering impacts on the IGWHS. Attributes of the IGWHS (covered more widely below) also provide a useful checklist to ensure that heritage value is considered.

4.4 Attributes defining Outstanding Universal Value

4.17 Attributes are the specific qualities that convey a WHS's Outstanding Universal Value. Attributes can include both tangible and intangible elements and help to articulate the Outstanding Universal Value and help the decision-making process. The table below demonstrates what may be considered tangible or intangible attributes.

4.18 For cultural heritage places, attributes can be buildings or other built structures and their forms, minerals, design, uses and functions but also urban layouts, agricultural processes, religious ceremonies, building techniques, visual relationships and spiritual connections.

Attributes defining the Outstanding Universal Value

Tangible Attributes	Intangible Attributes
<ul style="list-style-type: none"> • Buildings • Monuments • Landscapes • Natural Features 	<ul style="list-style-type: none"> • Traditions • Language • Literature • Art

4.19 Attributes should assist in the assessment of impact of proposed changes within or affecting the setting of the designated WHS.

4.20 Attributes are described as having 'authenticity' and 'integrity'. This means that they relate clearly and coherently to their original form and therefore demonstrate aspects of the Sites Outstanding Universal Value. They can also include relationships and links between features and with their wider context or environment.

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4.21 The attributes for the IGWHS reflect the values they convey and will be the focus of protection and management, they display and measure the integrity of the wholeness and intactness of cultural heritage and credibly express the cultural value of the IGWHS's authenticity. These are summarised in the table below:

Attributes	Descriptive Summary
(a) A 5km length of steep sided, mineral rich Severn Valley	The landscape is rich in evidence of the heroic period when it was the focus of international attention, blessed with mineral riches as well as timber, and many remains of the mines and quarries.
(b) Two small river valleys leading from the Gorge to Coalbrookdale and Madeley	The sluices and pools along tributary streams, which were the source of power for bellows, hammers and mills, can still be recognised.
(c) Smelting iron with coke	Perfected by Abraham Darby I the WHS includes 3 groups of blast furnaces at Coalbrookdale, Bedlam and Blists Hill. This led to a revolution in the making of iron.
(d) A high concentration of 18 th and 19 th century dwellings, warehouses and public buildings	There are still warehouses and wharves along the banks of the River Severn, which carried much of the trade of the Gorge. The IGWHS contains a wealth of monuments associated with production, blasts furnaces, factories and engineering works.
(e) Substantial mining remains	<p>The outstanding monument of the mining industry in the Ironbridge Gorge is the Tar Tunnel, important as a geological curiosity and as evidence of the skills of 18th century minors.</p> <p>There remain at least seven locations in the WHS where mine entries can be seen and accessed and there are some 400 recorded mine entries in the IGWHS as a whole.</p>
(f) Collections and artefacts	The entire and multi themed collections of the Ironbridge Gorge Museum Trust, which includes those on display in its 10 museums together with its extensive Library and archive, are all Designated of national importance by Arts Council England.
(g) The Iron Bridge	The Iron Bridge is the only substantial iron road bridge to survive from the 18 th century. It was universally accepted at the time of its construction that it was the first of its kind. The

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	impact made by the Iron Bridge in continental Europe is shown by a small wrought iron replica bridge of 1791.
(h) Workers' housing	The landscape of the Gorge also reflects the achievements of talented men and women who are no longer individually remembered, but whose skills in sinking mines, moulding iron castings, painting china and sailing barges were the foundation of the area's prosperity and fame.
(i) Infrastructure and transport	Monuments of transport systems are further evidence of the confidence and scientific understanding of those who lived in the Gorge in the 18 th century, the Iron Bridge, Hay Inclined Plane, and the numerous traces of the primitive railways.
(j) Traditional landscapes and woodland of the Severn Gorge	The historic landscape also shows clear evidence of the philanthropic nature as well as entrepreneurial skills of the early industrialist in the area.
(k) Inspiration for artists, engineers, architects and writers	The world has recognised the significance of the Ironbridge Gorge since the 18 th century when artists, engineers and writers from many countries were drawn to the area to admire innovations in ironworking, mining, and in structural and mechanical engineering.
(l) The historic landscape as an accessible, interpreted open air museum, educational facility and international symbol of the Industrial Revolution	The Ironbridge Gorge was one of the areas of the United Kingdom that experienced profound economic and social changes between 1709 and 1820. The people of the Gorge pioneered new means of mining coal, of working iron, of building bridges, of applying the power of steam, of building railed ways and carrying canals over inhospitable territory. Its landscape reflects both the pains and the triumphs of human experience and is part of the world's heritage from which all can learn.
(m) The sequence of industrial development evident in the landscape that tells a complete story of industrial innovation and development	<p>The landscape reflects the ambition and imagination of the entrepreneurs and engineers of the past.</p> <p>The industrial monuments of the Ironbridge Gorge are associated with people whose names are internationally known such as the Darby Family, Richard Reynolds, John</p>

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	<p>Wilkinson, Thomas Telford, Rev John Fletcher and the ninth Earl Dundonald. Some of their homes still stand, as do some of the structures for which they were responsible.</p>
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4.5 Conditions of Authenticity

4.22 In addition, to meeting criteria for inscription, WHS's also have to meet the conditions of authenticity. The key consideration in this is the attributes that comprise the Outstanding Universal Value are well understood in terms of their history, meaning and development.

4.23 The ability to understand the value that is attributed to a site's heritage depends on the sources of information and their credibility or truthfulness. The knowledge and understanding of these sources of information and the accumulation of their meaning over time, are the requisite bases for assessing all aspects of authenticity.

4.24 Paragraph 82 of the Operational Guidelines states that '*Depending on the type of cultural heritage, and its cultural context, properties may be understood to meet the conditions of authenticity, if their cultural values are truthfully and credibly expressed through a variety of attributes including:*

- *Form and design;*
- *Materials and substance;*
- *Use and function;*
- *Traditions, techniques and management systems;*
- *Location and setting*
- *Language, and other forms of intangible heritage;*
- *Spirit and feeling; and*
- *Other internal and external factors.'*

4.25 Attributes such as spirit and feeling do not lend themselves easily to practical applications for the conditions of authenticity, but nevertheless are important indicators of character and sense of place, for example, in communities maintaining tradition and cultural continuity.

4.26 Further information is also provided within Chapter 3 of UNESCO's Guidance and Toolkit for Impact Assessments in a World Heritage Context⁽¹⁰⁾.

4.6 Conditions of Integrity

4.27 The third requirement (in addition to the WHS's inscription and conditions of authenticity) in order for a WHS to have Outstanding Universal Value, is to satisfy the conditions of integrity. Integrity is a measure of wholeness and intactness of a WHS and its attributes. This is explained further overleaf.

- **Wholeness: All the necessary attributes are within the property or site**
 - An application that has an impact on the wholeness of the IGWHS would remove a feature or features that are considered to be integral to the Outstanding Universal

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Value. The loss of a Wynd or a former factory building or the narrow lanes of development within some of the communities could have this level of impact.

- **Intactness: All the necessary attributes are still present – none are lost or have been significantly damaged or have decayed**
 - The guidance within this document is intended to protect the attributes of the Outstanding Universal Value and all the cultural and environmental characteristics of the IGWHS.

4.28 The conditions of integrity are particularly relevant to cultural sites, as it is important that these sites are representative of a certain way of life, having sufficient dimensions and containing all significant features and elements to respect their integrity.

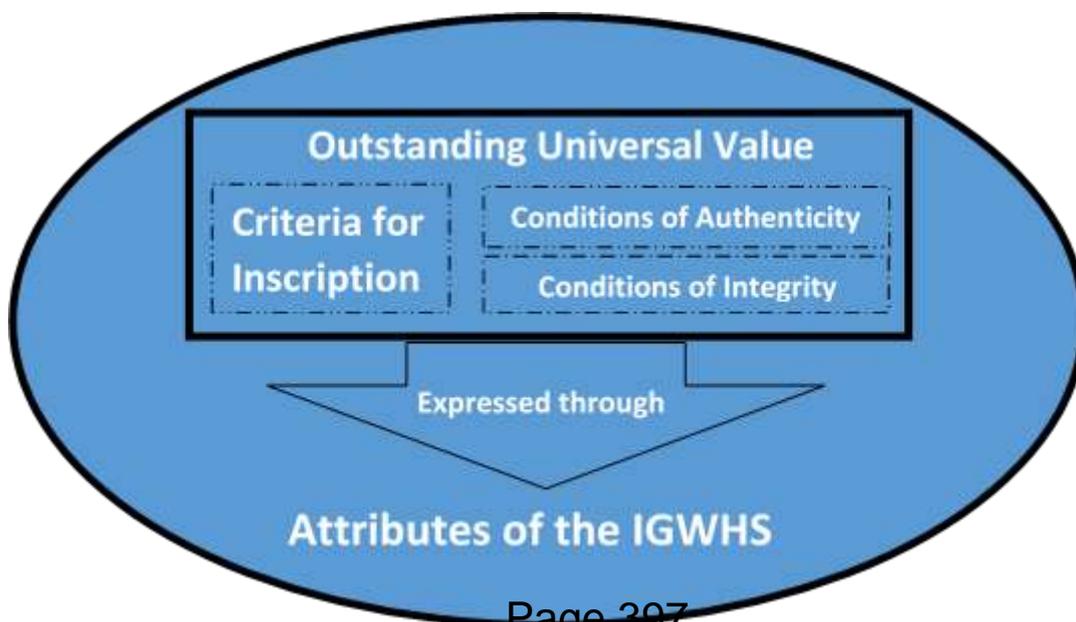
4.29 Examining the conditions of integrity, therefore requires assessing the extent to which the site:

- Includes all elements necessary to express its Outstanding Universal Value;
- Is of adequate size to ensure the complete representation of the features and processes which convey the sites significance; and
- Suffers from adverse effects of development and/or neglect.

4.30 This means that the physical fabric and/or its significant features should be in good condition, and the impact of deterioration processes controlled. A significant proportion of the elements necessary to convey the totality of the value conveyed by the Site should be included. Relationships and dynamic functions present in cultural landscapes, historic towns or other living properties essential in their distinctive character should also be maintained.

4.31 The guidance within this document is intended to protect the attributes of the Outstanding Universal Value and all the cultural and environmental characteristics of the IGWHS.

4.32 The figure below shows how all of the above relates with each other and how each can affect the Outstanding Universal Value of the IGWHS.



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5.1 World Heritage status does not in itself provide any controls over development. In England the protection of World Heritage Sites is provided by a combination of individual designations and the spatial planning system. The planning framework for the IGWHS is set out below.

5.1 National Planning Policy Framework

5.2 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced (Para 1 NPPF).

5.3 The NPPF is a material consideration when planning decisions are being made. Planning law requires that applications for planning permission must be determined in accordance with policies in development plans unless other material considerations indicate otherwise⁽¹¹⁾.

5.4 In paragraph 189 the NPPF states:

- ***“Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value⁽¹²⁾. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life or existing and future generations⁽¹³⁾”.***

5.5 Paragraph 190 goes on to consider that *“Plans should set out a positive strategy for the conservation and enjoyment of the historic environment”*.

5.6 Paragraph 200 states that *“Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification”*.

5.7 Paragraphs 201 and 202 consider when consent should be refused for developments which cause substantial or less than substantial harm. Exceptions include consideration of the nature of the asset, viable use, conservation by grant-funding or whether the harm or loss is outweighed.

5.8 Paragraph 206 further considers *“Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably”*.

5.9 However, Paragraph 207 states *“Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 201 or less than substantial*

11 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990

12 Some World Heritage Sites inscribed by UNESCO are of natural significance rather than cultural significance; some are inscribed for both their natural and cultural significance.

13 The policies set out in this chapter relate, as applicable, to the heritage conservation regimes for which local planning authorities are responsible under the Planning (Listed Buildings and Conservation Areas) Act 1990, as well as to plan-making and decision-making.

5 Planning Context

harm under paragraph 202, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole”.

5.10 Regarding mineral extraction (in relation to World Heritage Sites) Paragraph 211 states when “*considering proposals for mineral extraction, mineral planning authorities should:*

- a. ***as far as is practical, provide for the maintenance of landbanks of non-energy minerals from outside National Parks, the Broads, Areas of Outstanding Natural Beauty and World Heritage Sites, scheduled monuments and conservation areas”.***

5.2 National Planning Practice Guidance (PPG)

5.11 The PPG sets out the importance of World Heritage Sites, setting out how they are protected and managed in England. Paragraph 27 of the PPG sets out how the importance of World Heritage Sites is reflected in the NPPF which clearly defines them as a designated heritage asset.

5.12 Moreover, Paragraph 33 considers how the setting of a WHS is protected through the protection of specific views and viewpoints, both from and to the site.

5.13 The PPG also highlights what approach should be taken to assessing the impact of development on WHS’s. Paragraph 35 states that in the event that a proposal affects a WHS’s Outstanding Universal Value, integrity or authenticity through its development, there is a requirement to submit the relevant information to enable an assessment of the potential impacts on the Outstanding Universal Value. This may include the following:

- Visual Impact Assessments;
- Archaeological Data; and/or
- Historical Information.

5.14 In some cases, within the IGWHS, this will form part of an Environment Statement, with useful approaches to completing this set out in the:

- International Council on Monuments and Site’s Heritage Impact Assessment guidelines;
- UNESCO’s Guidance and Toolkit of Impact Assessments in a World Heritage Context; and
- Historic England’s guidance on the Setting of Heritage Assets setting and views; which gives general advice on understanding setting, and how it may contribute to the significance of heritage assets and allow that significance to be appreciated, as well advice on how views contribute to setting

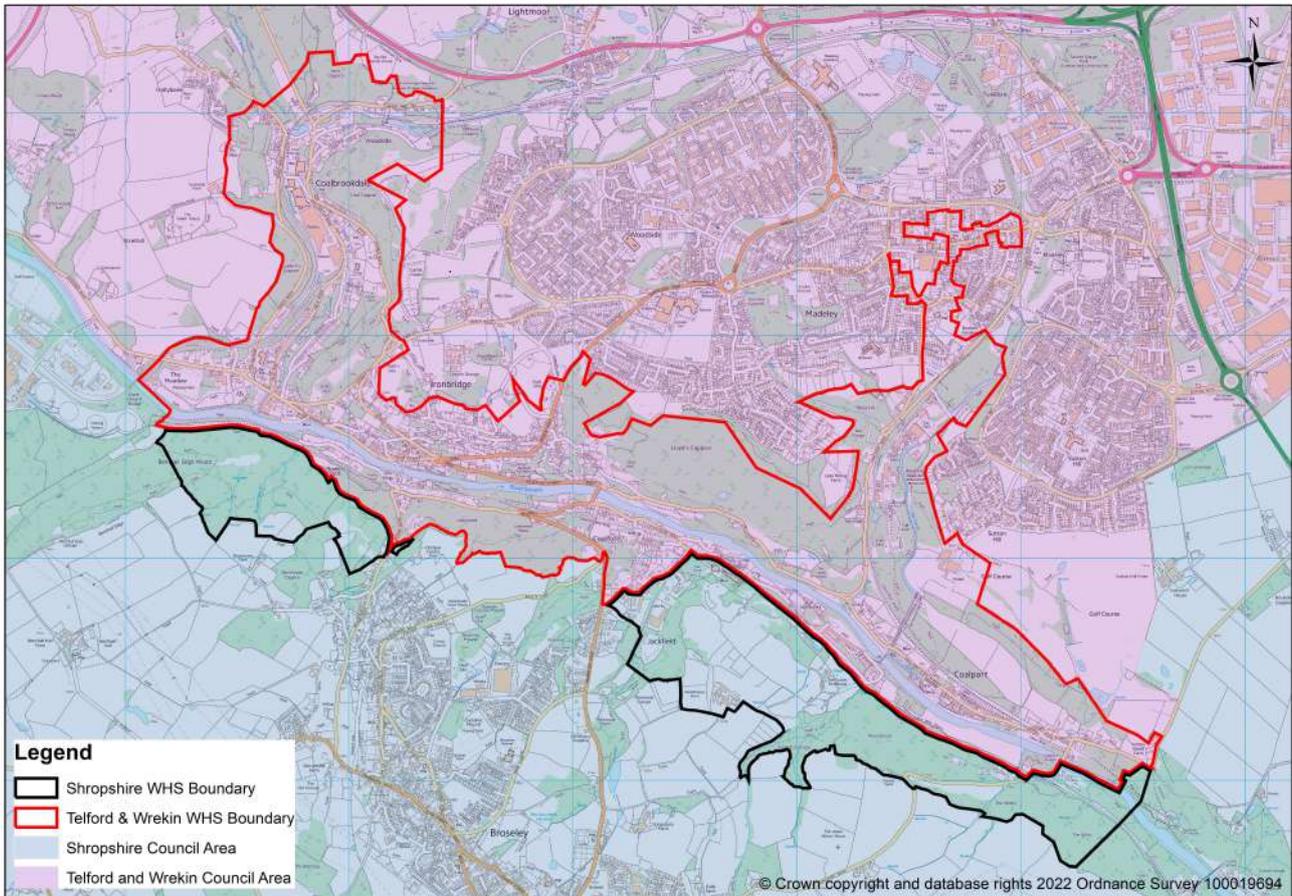
5.3 Local Policy

5.15 Planning policy that looks to protect and enhance the Ironbridge Gorge World Heritage Site is covered in both the Telford & Wrekin and Shropshire Council’s adopted Local Plans and is the starting point for taking planning decisions on Planning Applications in these respective areas.

5.16 The majority of the IGWHS falls within Telford & Wrekin Council’s administrative area (approximately 415ha, 76%) with a smaller area within Shropshire Council’s administrative area (approximately 135ha, 24%). this is identified in Figure 6 below.

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Figure 6: Council Boundaries for the Ironbridge Gorge World Heritage Site



5.17 The following sections provide a summary of the Local Development Plans⁽¹⁴⁾ within Telford & Wrekin Council and Shropshire Council administrative areas.

5.4 Telford & Wrekin Council

Telford & Wrekin Local Plan (2018)

5.18 The Telford and Wrekin Local Plan 2011 – 2031 was adopted in January 2018 and forms the development plan for the borough. Chapter 9, the Built Environment and Heritage, sets out the importance of the historic environment and emphasises its benefits to the local quality of life. All the policies within this section, BE1 to BE10 are considered key in the decision making process for developments within the IGWHS and it is essential that any future proposals accord with them.

5.19 Of particular relevance is section 9.2 Historic Environment, with a dedicated policy for the IGWHS (BE3), this is shown below.

14 Other Neighbourhood Plans have been 'made' within both the Telford & Wrekin and Shropshire Council administrative areas. This summary focuses upon those of greatest relevance to the IGWHS.

5.20 As the Site is also an area of special archaeological interest the policy also sets out how proposed development will be particularly scrutinised for potential impacts on the archaeology of sites and monuments. Moreover, Policy BE3 is considered integral to protecting and enhancing the IGWHS's Outstanding Universal Value the full policy is shown overleaf:

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The Council will protect and enhance the Outstanding Universal Value of the Ironbridge Gorge World Heritage Site.

Any harm or loss to the World Heritage Site must be clearly justified.

The Council will only support proposals likely to cause substantial harm to the World Heritage Site where it has been clearly demonstrated that there would be substantial public benefits associated with the proposal, or in all the following circumstances:

- The asset cannot be sustained in its current use;
- The asset prevents all reasonable use of the site; and
- The harm or loss is outweighed by the benefit of bringing the site back into use.

In these wholly exceptional circumstances where harm can be clearly and convincingly justified and the development would result in the partial or total loss of a heritage asset and/or its setting within the World Heritage Site, the Council will require the developer to record and analyse the asset, including an archaeological excavation where relevant, in accordance with a scheme to be agreed beforehand and to be deposited on the Council's Historic Environment Record.

In determining any application for development, and in undertaking its overall responsibilities, the Council will give significant weight to the international value of the Severn Gorge area as a World Heritage Site.

The Ironbridge Gorge World Heritage Site is an area of special archaeological interest within which all archaeological sites of significance will be afforded the same protection as that given to nationally important monuments. Proposed development will be particularly scrutinised for its potential effect on the archaeology of sites and monuments.

The Council will not support proposals in, or adjacent to, the World Heritage Site that adversely affect the following key features:

- i. The existing topographical character and landscape quality, including the stability of the slopes and riverbanks;
- ii. The setting of the World Heritage Site including the existing skylines and views to, and from, the Gorge;
- iii. The area's natural diversity and ecology, including amongst others, Sites of Special Scientific Interest and Local Wildlife Sites; or
- iv. The area's distinctive archaeological resource.

In addition to these features, development within the World Heritage Site will need to take account of flood risk and drainage and will be required to demonstrate that the site is stable, and that the development can address gas migration.

The Council will only support engineering works or development along the riverside, or within the course of the river, if it can be demonstrated that the natural, historic or archaeological character of the River Severn is preserved or enhanced by the proposal and that there is no adverse impact on the hydrology, ecology or archaeology of the river and associated deposits upstream or downstream.

5.21 The criteria for protecting key features as outlined within Policy BE3, derives from the existing WHS Management Plan.

5.22 The other policies that are considered relevant to the IGWHS are:

- Listed Buildings (BE4);
- Conservation Areas (BE5);
- Buildings of Local Interest (BE6); and
- Archaeology and Scheduled Ancient Monuments (BE8).

5.23 Also, of importance to the IGWHS is section 9.3 of the Local Plan which deals with unstable and contaminated land, which is a particular issue in the gorge. This includes:

- Land Stability (Policy BE9); and
- Land Contamination (Policy BE10).

Telford & Wrekin Local Plan Review

5.24 In October 2020, Telford & Wrekin Council undertook the first period of consultation (Issues and Options) for the review of the Telford & Wrekin Local Plan. This consultation ended in January 2021. The Local Plan Review will consider changes in national policy, local circumstances and wider global issues such as climate change. The Local Plan Review will include a robust policy position giving protection to the IGWHS.

Madeley Neighbourhood Plan

5.25 The Madeley Neighbourhood Plan (NP) was made in March 2015, and forms part of the Local Development Plan for Telford & Wrekin and is used to help determine planning applications.

5.26 Objective 8 of the Neighbourhood Plan looks to protect and enhance the historic environment, including archaeological remains and non-designated buildings and sites of heritage value, for the benefits of residents and visitors alike, and Objective 9 looks to maintain and enhance local character and areas of historic importance by ensuring high quality design of buildings and public realm. Additionally, Objective 17 looks to promote Madeley as a tourism hub for the IGWHS.

5.27 Policy LC5 states that new development throughout the Plan Area should protect physical assets of the historic environment (buildings, sites or areas together with their settings) and enhance or reinforce those characteristics, qualities and features that contribute to the local distinctiveness of the Plan Area's landscape and townscape.

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5.5 Shropshire Council

Shropshire Local Development Plan

5.28 Approximately 24% of the IGWHS falls within Shropshire Councils administrative area. The current development plan for Shropshire comprises the Core Strategy (adopted in 2011) and the Site Allocation and Management of Development (SAMDev) Plan (adopted in 2015). Together these documents contain a number of policies which are considered key in the decision making process for developments within the IGWHS and it is essential that any future proposals accord with them.

5.29 Within the Core Strategy:

- Policy CS3: Market Towns and Other Key Centres;
- Policy CS6: Sustainable Design and Development;
- Policy CS16: Tourism, Culture and Leisure; and
- Policy CS17: Environmental Networks.

5.30 The above policies are further supplemented by development management policies contained within the SAMDev Plan, these include:

- Policy S4: Broseley;
- Policy MD12: Natural Environment; and
- Policy MD13: Historic Environment.

5.31 SAMDev Plan Policy MD13: Historic Environment is particularly important in the context of the IGWHS, it states:

In accordance with Policies CS6 and CS17 and through applying the guidance in the Historic Environment SPD, Shropshire's heritage assets will be protected, conserved, sympathetically enhanced and restored by:

1. Ensuring that wherever possible, proposals avoid harm or loss of significance to designated or non-designated heritage assets, including their settings.
2. Ensuring that proposals which are likely to affect the significance of a designated or non-designated heritage asset, including its setting, are accompanied by a Heritage Assessment, including a qualitative visual assessment where appropriate.
3. Ensuring that proposals which are likely to have an adverse effect on the significance of a non-designated heritage asset, including its setting, will only be permitted if it can be clearly demonstrated that the public benefits of the proposal outweigh the adverse effect. In making this assessment, the degree of harm or loss of significance to the asset including its setting, the importance of the asset and any potential beneficial use will be taken into account. Where such proposals are permitted, measures to mitigate and record the loss of significance to the asset including its setting and to advance understanding in a manner proportionate to the asset's importance and the level of impact, will be required.
4. Encouraging development which delivers positive benefits to heritage assets, as identified within the Place Plans. Support will be given in particular to proposals which appropriately conserve, manage or enhance the significance of a heritage asset including its setting, especially where these improve the condition of those assets which are recognised as being at risk or in poor condition.

Shropshire Local Plan Review

5.32 Shropshire Council is at an advanced stage of their Local Plan Review, the Council submitted the Local Plan to the Secretary of State in September 2021 and are now undergoing Examination.

5.33 The draft Shropshire Local Plan (2016-2038) identifies a vision and framework for the future development of Shropshire to 2038; addresses needs and opportunities in relation to housing, the local economy, community facilities and infrastructure; and seeks to safeguard the environment, enable adaptation to climate change and helps to secure high-quality and accessible design.

5.34 Due to the significant progress undertaken by Shropshire Council on their Local Plan it is important to consider the updated policies that relate to the IGWHS. These include:

- **SP1 The Shropshire Test:** This includes raising design standards and enhancing the area's character and historic environment.
- **SP5 High Quality Design:** This policy is intended to ensure new development will deliver high quality design, taking account of the need to maintain and enhance the character, appearance and historic interests of settlements, street scenes, groups of buildings and

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the landscape. Whilst not specific to the IGWHS, the policy nevertheless does apply within that part of the WHS, and its setting situated within Shropshire.

- **SP14 Strategic Corridors:** The Shropshire Economic Growth Strategy seeks to deliver a 'step change' in the capacity and productivity of the local economy. The strategic approach in Policy SP2 seeks to deliver significant development and infrastructure investment within the 'strategic corridors' served by the principal rail network and strategic and principal road networks in Shropshire. The Eastern Belt 'strategic corridor' includes opportunities in and around Ironbridge through the redevelopment of the former Power Station site.

5.35 The draft Shropshire Local Plan also includes development management policies that are relevant to the IGWHS and the setting of the IGWHS, the most directly relevant being Policy DP23 Conserving and Enhancing the Historic Environment. This is shown below.

Shropshire's heritage assets will be protected, conserved, sympathetically enhanced and restored, by:

1. Ensuring that wherever possible, proposals avoid harm or loss of significance to designated or non-designated heritage assets, including their settings.
2. Ensuring that proposals which are likely to affect the significance of a designated or non-designated heritage asset, including its setting, are accompanied by a Heritage Assessment. The level of detail in the Heritage Assessment should be proportionate to the asset's significance.
3. Ensuring that proposals which are likely to result in any loss of, harm to, the significance of a designated heritage asset, including its setting, either directly or indirectly, are determined in line with the National Planning Policy Framework.
4. Ensuring that proposals which are likely to result in loss of, or harm to, the significance of a non-designated heritage asset and/or its setting, either directly or indirectly, will only be permitted if it can be clearly demonstrated that on balance, the benefits of the proposal outweigh that loss or harm. In making this assessment the following will be taken into account:
 - a. The degree of harm or loss of significance to the asset and/or its setting; and
 - b. The importance of the asset; and
 - c. Any potential beneficial use.
5. Where such proposals are permitted, measures will be required to:
 - a. Mitigate and record the loss of significance to the asset and/or its setting; and
 - b. Advance understanding in a manner proportionate to both the assets and/or its setting importance and the level of impact.
6. Encouraging development which delivers positive benefits to heritage assets. Support will be given in particular to proposals which appropriately conserve, manage or enhance the significance of a heritage asset including its setting, especially where these improve the condition of those assets which are recognised as being at risk or in poor condition.
7. Ensuring that development proposals affecting designated or non-designated heritage assets are determined in line with more detailed supplementary planning documents, where applicable.

5.36 In addition, the draft plan includes a range of settlement policies, this includes:

- **S4 Broseley Place Plan Area:** This is the development strategy for the Broseley which is identified as a key centre and lies partly within the IGWHS boundary.
- **S20 Strategic Settlement: Former Ironbridge Power Station:** This outlines the requirements for redevelopment of the Former Ironbridge Power Station Site. It includes recognition that there is a need for the high-quality design and layout of development on the site which reflects and respects the sites heritage, heritage assets on the site and heritage assets within the wider area, including the IGWHS.

Broseley Neighbourhood Plan

5.37 The Broseley Neighbourhood Plan is at a very advanced stage. It has been subject to a series of consultations, examination by an independent examiner and a local referendum was recently undertaken during which a significant proportion (in excess of 89% of valid votes) supported the use of the Neighbourhood Plan for decision making on planning applications in the neighbourhood area. Subject to approval by Shropshire Council's full Council, the Neighbourhood Plan will now become part of Shropshire's Local Development Plan.

5.38 Objective 5.9a) of the Neighbourhood Plan considers the tourism impact of the Ironbridge Gorge and its associated museum sites. It states that the plan will consider how Broseley can be promoted as a base for tourists wishing to explore the surrounding area.

5.39 Policy GR5 looks to protect footways and bridleways through green spaces and where possible enhance. The Neighbourhood Plan aims to improve links between Broseley and IGWHS.

5 Planning Context

5.6 Local Guidance

5.40 In addition to national and local planning policy, there is also a range of local planning guidance that is relevant to the IGWHS. The most directly relevant is the IGWHS Management Plan, which has been formally adopted by both Telford & Wrekin and Shropshire local planning authorities and is a material consideration in the planning process.

IGWHS Management Plan

5.41 Protecting and strengthening the qualities of IGWHS and its rich material evidence of Britain's rise as the world's first industrial nation is one of the key principles which under-pins the IGWHS Management Plan.

5.42 The IGWHS Management Plan (2017) recognises that if the IGWHS is to survive as a living community, it will need to continue to change and adapt in the spirit of innovation, which made the area famous and which must be allowed to continue to flourish.

5.43 The IGWHS Management Plan was produced in order to oversee the sustainable use of the cultural assets of the Ironbridge Gorge, the conservation of its buildings, monuments and the landscape and to ensure the protection of the Outstanding Universal Value of the IGWHS, as well as deliver on obligations to UNESCO.

5.7 Other Local Guidance

5.44 There is also a range of other planning guidance (including other Supplementary Planning Documents) relevant to the Telford & Wrekin and Shropshire Council administrative areas respectively, the most directly relevant to the IGWHS has been outlined for context:

Telford & Wrekin Council

Residents Guide

5.45 In July 2020, Telford and Wrekin Council produced a guide for residents of the IGWHS within the Telford & Wrekin administrative area, which provides information to help residents make informed choices and decisions when considering making changes to or carrying out works to both the dwelling house, and the land that surrounds the property. The Residents Guide sets out what all residents of the IGWHS need to be aware of, so that we can work together to maintain and enhance the Outstanding Universal Value of the IGWHS.

5.46 The Residents Guide provides background information on the IGWHS, explaining the need for additional measures required to protect the built and natural environment of an area with this status and provides advice on relevant considerations when residents propose to make alterations to their properties or land.

5.47 This is not part of the development plan but provides useful information and guidance for submitting planning applications in the IGWHS and when you need planning permission.

5.48 Essential information also included in the guide:

- *What is planning permission required for?*
- *What is a Listed Building and when is Listed Building Consent required?*
- *Archaeological matters.*

- *Ecological considerations.*
- *Tree Preservation Orders and Trees in Conservation Areas.*
- *Access and Parking.*
- *Land stability and flooding – planning considerations and why.*

Supplementary Planning Documents

5.49 The SPD's listed below are all considered to have some relevance to the IGWHS within the Telford & Wrekin Council administrative area, (although some may not be directly related to the IGWHS as a whole, it is considered that particular planning applications to which they are relevant, whether this be related to Shop Fronts, supported and specialist housing or telecommunications development may impact the Outstanding Universal Value of the IGWHS).

Telford & Wrekin Council Shop Fronts and Signage Design Guidance in Conservation Areas

5.50 Telford & Wrekin has attractive Conservation Areas, each with their own distinctive character and history. Over time the character and quality of traditional shopping streets across the borough had gradually been eroded by poor, careless and unsympathetic alterations to shop fronts and the Design Guide was intended to address and halt those undesirable changes.

5.51 Widespread use of relatively cheap materials and standardised shop front designs leads to a loss of local distinctiveness. Inappropriate shops fronts and large attention-grabbing signs dominate the street scene and have a negative impact on historically important buildings as well as whole shopping areas.

5.52 The Design Guide enables developers to plan for shop front solutions appropriate to various settings.

Homes for All: Providing accessible, supported and specialist housing in Telford and Wrekin

5.53 In March 2020 Telford & Wrekin Council adopted its Supported and Specialist Accommodation Strategy for their administrative area. This provides an evidence base around supported, specialist and accessible housing needs in the borough.

5.54 Further to this work the Supplementary Planning Document (SPD) 'Homes for All: Providing accessible, supported and specialist housing in Telford and Wrekin' was published to support the delivery of a broader range of accommodation in Telford & Wrekin Council's administrative area including housing for older people, residents with care needs and vulnerable young people. The SPD set out Telford & Wrekin Council's long-term vision to ensure that all new homes are accessible, adaptable and well designed, enabling people to live independently and comfortably.

5 Planning Context

Telecommunications Development

5.55 Telecommunications installations in environmentally sensitive areas are sometimes requested by mobile phone operators in order to provide their network coverage. The Council will require telecommunications development in Conservation Areas or on or near Listed Buildings, the site and setting of Scheduled Monuments (and other nationally important archaeological remains), and the Ironbridge World Heritage Site to be particularly sympathetic in terms of its design and appearance and this may require innovative solutions from the operators.

Conservation Area Guidance

Severn Gorge Conservation Area Appraisal

5.56 The Severn Gorge Conservation Area Appraisal was published in 2016. The purpose of the appraisal is to convey a statement of the special architectural and historic character and appearance of the components of the Severn Gorge Conservation Area within the Telford & Wrekin administrative area. It is provided to inform the management of the area and, in particular, the formulation of policies, the determination of applications for development and proposal for enhancement.

5.57 The appraisal provides:

- a statement of the special architectural and historic interest of the Severn Gorge Conservation Area; and
- information on the management of the area including the policy background;

5.58 This in order to assist any evaluation or determination of applications for development or proposals for change and enhancement within the Conservation Area.

Severn Gorge Conservation Area Management Plan (CAMP)

5.59 The Conservation Area Management Plan was published in January 2017 and applies to the components of the Severn Gorge Conservation Area within the Telford & Wrekin Council administrative area. It is for local residents and businesses, the local planning authority, major landowners; and for anyone who can play a role in conserving the Severn Gorge.

5.60 All of the Severn Gorge Conservation Area lies within the IGWHS boundary.

5.61 The CAMP is one of a suite of documents produced by organisations undertaking the largest roles in the conservation and management of the Gorge. The document has a distinct purpose in identifying the very special qualities of the Gorge and setting out how this can best be protected and managed.

5.62 A particular focus of the document is on the historic built environment and the purpose of the conservation area as ***“an area of special architectural or historic interest where the character or appearance of which is desirable to preserve or enhance”***.

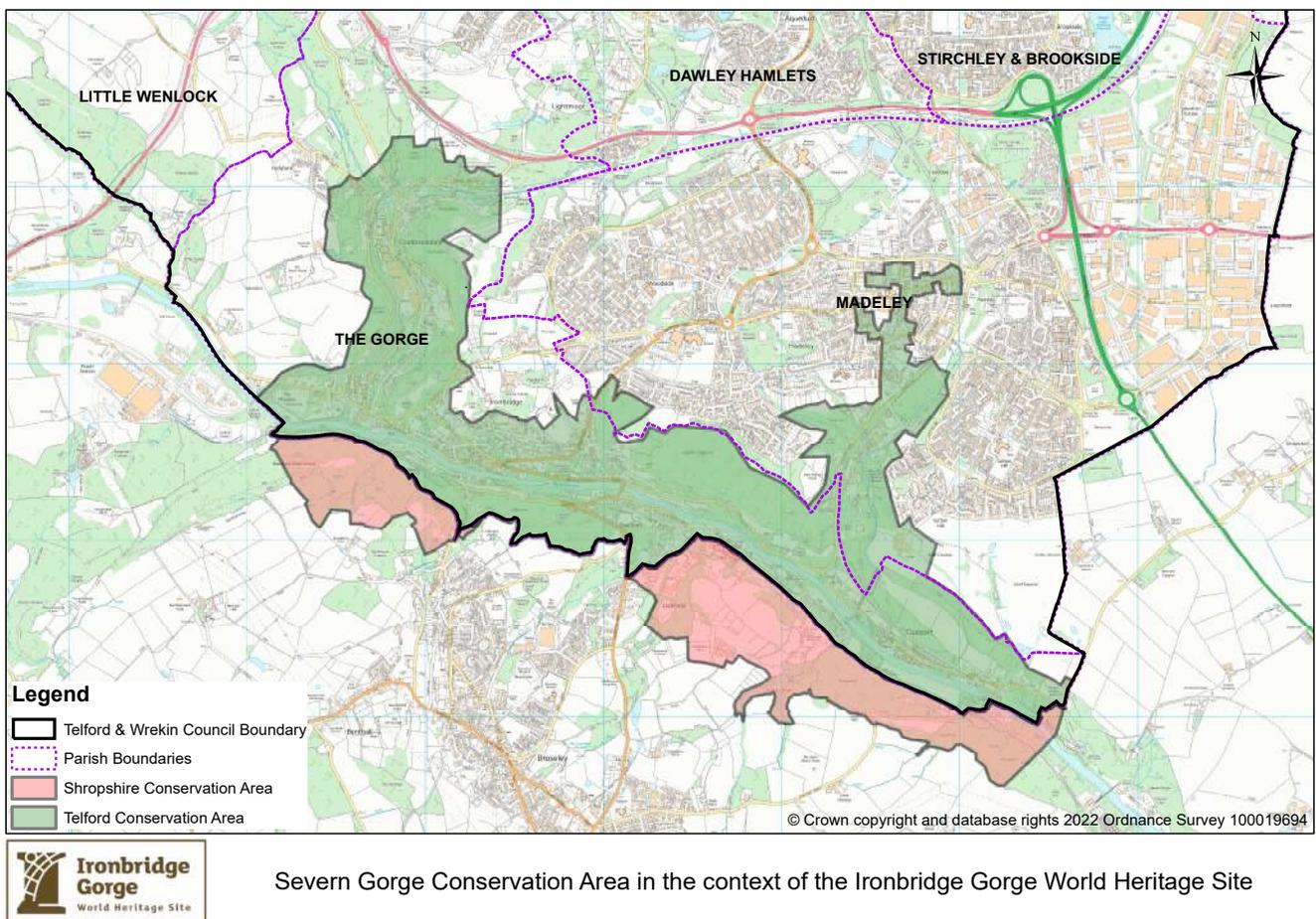
5.63 The report sets out in sequence a brief summary of an understanding of the site and its setting, followed by a resume of the significance of the site and its component elements. The CAMP recognised the need for the development of a Supplementary Planning Document to provide additional planning guidance within the IGWHS area.

5.64 The report set out Threats and Opportunities in connection with the site, including:

- Conservation of the historic fabric;
- Traffic and parking issues;
- Land stability;
- Tourism and visitor management;
- Natural environment including River Severn and its banks; and
- Community resilience.

5.65 The essence of the report is contained in the section called – Recommendations for Management. These arise from the Threats and Opportunities section and seek to address the challenges that the conservation area faces, as well as to capitalise on any missed opportunities where possible.

Figure 7: Severn Gorge Conservation Area



5.66 Please note: the Severn Gorge Conservation Area boundary includes areas within both Telford & Wrekin and Shropshire Council's administrative areas. The figure shows the extent of each area.

5 Planning Context

Shropshire Council

Housing Strategy

5.67 Shropshire Council's Housing Strategy sets out our vision for housing for the next five years:

- That all homes are well designed decent homes of high quality, which will protect Shropshire's unique urban and rural environments and ensure it is a great place to live, and
- That all Shropshire residents have access to the 'right home in the right place' to support and promote their health and wellbeing throughout their lives.

5.68 It also identifies six key objectives, these are:

1. To meet the overall current and future housing needs of Shropshire's growing population by addressing the housing needs of particular groups within communities.
2. To ensure people whose housing needs are not met through the local open market housing can access housing that meets their needs.
3. Work to reduce and prevent households from becoming homeless, and where this is not possible ensuring they have safe, secure and appropriate accommodation until they are able to resettle.
4. To ensure people can access a mix of housing options within Shropshire's urban and rural landscape that best meets their needs in terms of tenure, safety, size, type, design and location of housing.
5. To minimise the environmental impact of existing housing stock and future housing development in the interest of climate change. To work with policy makers, developers and private and social landlords to maximise resource efficiencies and to ensure optimum use of sustainable construction techniques.
6. To support the drive for economic growth by ensuring that there is enough housing supply to enable businesses to attract and retain the local workforce that they need.

5.69 The strategy will be supported by a detailed action plan outlining short-, medium- and long-term actions.

Right Home, Right Place

5.70 Right Home, Right Place is a Shropshire Council-led initiative to identify hidden housing needs across the county and ensure local people have access to the right housing in their area.

5.71 The Right Home Right Place process involves a comprehensive Housing Needs Survey on a Parish basis. The survey process seeks to involve all households within a community to better understand needs. Once all the surveys have been completed and returned, Shropshire Council's team compile and analyse the data and prepares a detailed report.

5.72 These surveys are invaluable, helping Shropshire Council and the relevant Town or Parish Council to understand the different demographics and housing needs in the Parish.

5.73 Further information on Right Home, Right Place is available at:

- <https://www.righthomerightplace.co.uk/>

Type and Affordability of Housing SPD

5.74 The Type and Affordability of Housing SPD is relevant to all types of residential development, providing detailed guidance to assist in implementing a number of Core Strategy policies.

5.75 The SPD helps to provide a mix of good quality, sustainable housing development of the right size, type, tenure and affordability to meet the housing requirements of all sections of the community.

5.76 Shropshire Council has committed to update this SPD so that it provides guidance on the application of relevant policies in the draft Shropshire Local Plan.

Climate Action Plans

Telford & Wrekin

5.77 In 2020 the Council published the 'Becoming Carbon Neutral Action Plan' which was then updated in 2021. The action plan was brought in to begin the conversation around what the Council needed to do to limit the impact of climate change and to meet the Council's commitment to being carbon neutral by 2030.

5.78 Work to deliver on the action plan is well underway, joining forces with businesses, Parish & Town Councils, community groups, schools, universities and others to form the Telford & Wrekin Climate Change Partnership.

Shropshire

5.79 In 2020 the Council published a new Corporate Climate Change Strategy and Action Plan. The documents online outline a strategy to reduce the Council's corporate carbon footprint and promote adaptation measures to increase the resilience of Council services.

5.80 Preparation of the strategy has drawn both community engagement and in-house expertise, initially through the Council's quarterly Sustainability Forum and latterly via the Shropshire Climate Action Partnership and the Council's 'Climate Officers Group'.

5.81 The strategy summarises the best available information about the Council's current direct and indirect carbon emissions, and identifies the scale of reductions and residual offsetting which will be required to reach Shropshire's objective of net-zero performance by 2030.

5.82 The action plan element of the document reflects the findings of a community engagement workshop held in February 2020, and identifies a range of potential actions and a pipeline of specific projects to help deliver progress.

5.8 Stakeholders

5.83 The IGWHS has a number of stakeholders that have an important role in managing the Site. Some of the key stakeholders, including details of their role are set out below:

5 Planning Context

Role of UNESCO World Heritage Centre Committee⁽¹⁵⁾ (WHCC)

5.84 THE UNESCO World Heritage Committee Operational Guidelines request that the WHC be informed at an early stage where proposals are identified as having potentially adverse impacts on the Outstanding Universal Value of a WHS.

5.85 The importance of the WHC should not be understated and if the IGWHS is considered to be in danger of losing the attributes of its Outstanding Universal Value, the consequences can be deletion from the World Heritage List, a penalty previously used in the UK.

5.86 Planning authorities must therefore consult with Historic England (HE) at the earliest opportunity – ideally at pre-application stage – to enable liaison with the Department for Culture, Media and Sport (DCMS) and the World Heritage Centre.

5.87 The Department for Culture Media and Sport supports culture, arts, media, sport, tourism and civil societies across every part of England. In relation to the WHS, they are responsible for ensuring that the historic environment of England is properly protected and conserved for the benefit of present and future generations.

5.88 The World Heritage Centre Committee may refer an application to its designated advisory bodies for comment. In the context of this WHS which is inscribed as a Cultural Site, the advisory bodies are:

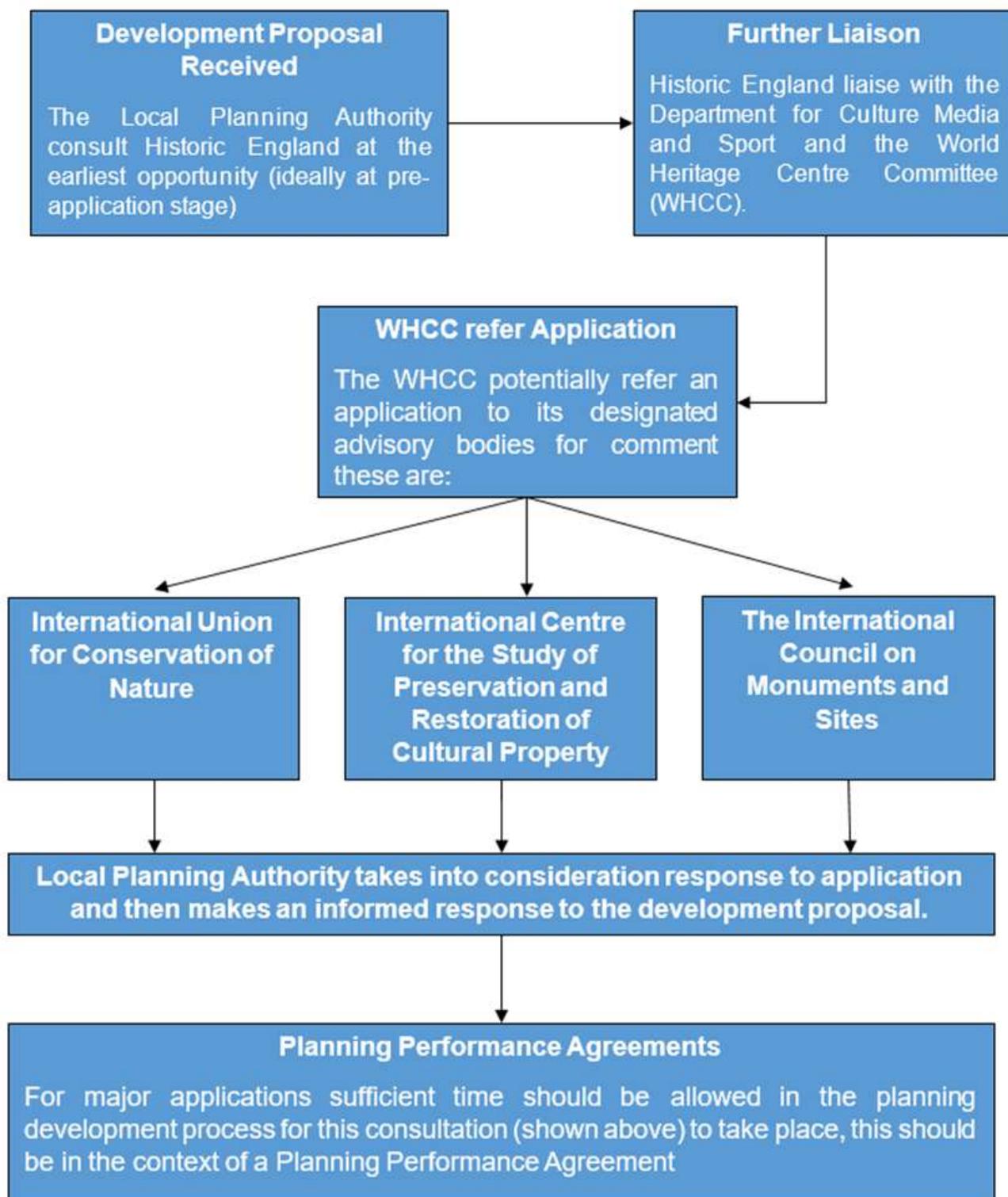
- ***IUCN: The International Union for Conservation of Nature***
- ***ICOMOS: The International Council on Monuments and Sites⁽¹⁶⁾; and***
- ***ICCROM: The International Centre for the Study of the Preservation and Restoration of Cultural Property.***

5.89 ICOMOS International (International Council on Monuments and Sites), has a special role as official advisor to UNESCO on cultural WHS's. ICOMOS International's role is to advise on aspects of World Heritage and sites for nomination across the world. The body are an independent charity with a UK-wide and international mission to promote and support best practice in the conservation, care and understanding of the historic environment.

5.90 For major applications sufficient time should be allowed in the planning development process for this consultation to take place, which should be within the context of a Planning Performance Agreement (PPA), this is used as a project tool which LPA's and applicants can use to agree timescales, actions and resources for handling particular applications. This should cover the pre-application and application stages and may extend through to the post application stage.

¹⁵ UNESCO WHC <https://whc.unesco.org/en/>

¹⁶ ICOMOS UK <https://icomos-uk.org/>



Role of Historic England (HE)

5.91 Historic England, the public body charged with conserving and managing England’s historic environment, plays a key role in the planning process where applications have the potential to have adverse effects on designated heritage assets. Further information on their role can be found at <https://historicengland.org.uk/>

5 Planning Context

In relation to World Heritage Sites

5.92 HE provides advice to UK Government on its obligations relating to world heritage. These are set out under the 1972 World Heritage Convention and focus on protection of WHS's in the United Kingdom.

5.93 HE works closely with DCMS, which acts as the UK 'State Party' to the Convention. This works helps DCMS to meet its international obligations to identify, protect, preserve, promote and transmit the Outstanding Universal Value of WHS's in England for the benefit of this and future generations.

5.94 In keeping with UNESCO's request, the relevant planning authority will, therefore, consult with HE at the earliest opportunity – ideally at pre-application stage – to enable liaison with DCMS and the World Heritage Centre.

5.95 Where the local planning authority is minded to grant permission for a development to which HE has objected, the Secretary of State for Communities and Local Government must be consulted to provide the option for the decision to be called-in for their determination under Section 77 of the Town and Country Planning Act 1990, as amended.

Role of Local Stakeholders

5.96 The IGWHS Steering Group represent the key stakeholders for the IGWHS. Established in 1995 the IGWHS Steering Group is a strategic body comprising senior professional and community representatives, whose purpose is to:

- Ensure effective collaboration and partnership between national, regional, local organisations and local communities to deliver a common vision.
- Ensure the IGWHS is managed in line with the high standards required by its WHS status, balancing the needs of all stakeholders and local people.
- Help coordinate a consistent, holistic approach by all parties to ensure a strong relationship between the protection of the IGWHS and its economic vitality.
- Provide a forum where concerns and proposals from interested groups and expert parties can be discussed and appropriate actions can be agreed.

5 Planning Context

5.97 The following key organisations are represented on the Steering Group:

Local Stakeholder	Role
Telford & Wrekin Council	Managing development for land falling within the Council boundary
Shropshire Council	Managing development for land falling within the Council boundary
Historic England	The public body that helps people care for, enjoy and celebrate England's spectacular historic environment.
English Heritage Trust	Registered charity managing over 400 properties that make up the 'National Heritage Collection'
The Environment Agency	Responsible for managing the risk of flooding from main rivers, reservoirs, estuaries and the sea
Ironbridge Gorge Museum Trust	Established in 1968 to preserve and interpret the birthplace of the Industrial Revolution in the Ironbridge Gorge
Parishes and Town Councils within the IGWHS	Includes Broseley Town Council, Gorge Parish and Madeley Town Council. They provide communities with a democratic voice and a structure for taking community action
Severn Gorge Countryside Trust	Works to balance the conservation and enhancement of landscape, wildlife and public access, and reinforce the cultural importance of the special areas
Marches Local Enterprise Partnership	Driving accelerated economic growth across the region. A partnership of business, education and the local authorities of Herefordshire, Shropshire and Telford & Wrekin

6 Conservation, Heritage and Planning Controls

6 Conservation, Heritage and Planning Controls

6 Conservation, Heritage and Planning Controls

6.1 In addition to planning policy contained within the Local Development Plan (including Neighbourhood Plans) and guidance within supporting documents such as this SPD, there are a number of other conservation, heritage and planning controls that help protect the WHS and Severn Gorge Conservation Area.

6.2 These enable both Telford & Wrekin Council and Shropshire Council to protect and conserve the IGWHS and are key legislative tools made available to the Council through the international convention.

6.1 Conservation Area Status

6.3 A Conservation Area is an “*area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*” as set out in the Planning (Listed Buildings and Conservation Areas) Act 1990 (Section 69).

6.4 When dealing with planning applications in Conservation Areas the local authority is required to ensure that “*special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area*” (Section 72). In addition, a local authority has a duty “*from time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are conservation areas*” (Section 71). The Town & Country Planning Act prevents the demolition of buildings in Conservation Areas without consent and allows for repairs notices for vacant buildings.

6.5 Whether or not planning permission is needed for work such as alteration, demolition or extension to an existing building is a complex matter. The local planning department should always be consulted to find out if permission is needed.

6.6 The Severn Gorge Conservation Area was a relatively early designation, in 1971 (which was enlarged in 1980). In 2004 (and later refreshed in 2016), Telford and Wrekin commissioned a Conservation Area Appraisal for the components within their administrative area, which set out to: demonstrate the areas special character and appearance, explain the value of the area to the local community, to form the basis for sound decision making, and assist in developing proposals for protection and enhancement.

6.2 Listed Buildings

6.7 Listed Buildings are selected to mark and celebrate their special architectural and historic interest and are considered to be of national importance. This also brings these buildings under the consideration of the planning system, so that they can be protected for future generations. The older a building is, and the fewer the surviving examples of its kind, the more likely it is to be listed.

6.8 The general principles are that all buildings built before 1700 which survive in anything like their original condition are likely to be listed, as are most buildings built between 1700 and 1850. Careful selection is required for buildings from the period after 1945 and a building less than 30 years old is not normally considered to be of special architectural or historic interest.

6 Conservation, Heritage and Planning Controls

6.9 There are two main routes to listing: one being a public nomination and the second using HE's strategic programme of listing priorities. In both cases HE makes a recommendation to the Secretary of State for DCMS based on principles of selection for listed buildings and they make the final decision as to whether a site should be listed or not.

6.10 Once listed, buildings are split into three categories these are as follows:

- Grade I – for buildings of exceptional interest
- Grade II* - particularly important buildings of more than special interest
- Grade II – buildings that are of special interest, warranting every effort to preserve them

Figure 8: The Wharfage, Grade II Listed Building



6.11 The Gorge parish within the IGWHS, has a total of 215 listed buildings recorded in the National Heritage List for England. Of these two are listed at Grade I, 13 are at Grade II*, and the others are at Grade II.

6.12 Alterations and other works to listed buildings often require Listed Building Consent. Some alterations require both planning permission and Listed Building Consent. The 1990 Act states “*no person shall execute or cause to be executed any works for the demolition of a listed building or for its alterations or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised*”. Unauthorised work to a listed building is a criminal offence.

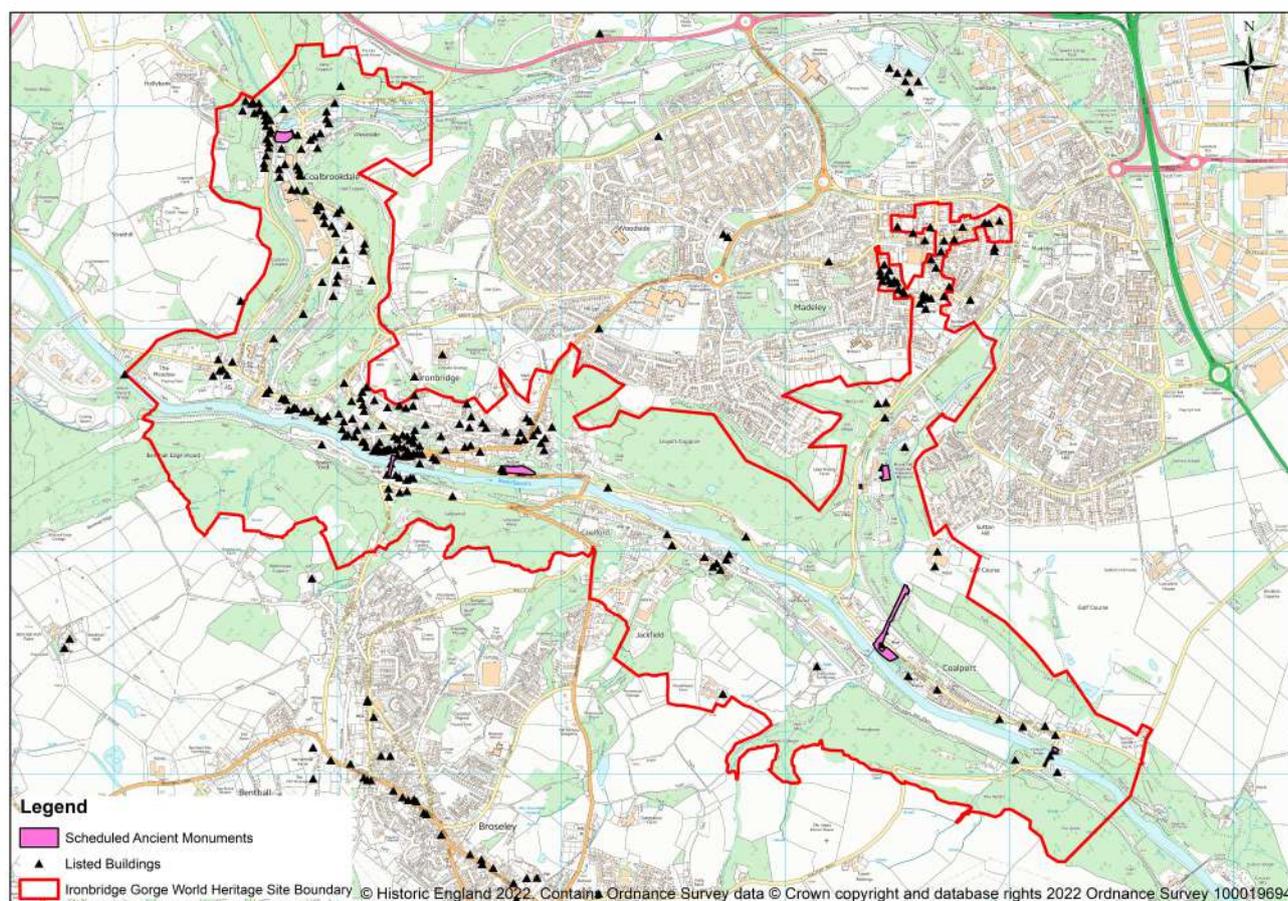
6.13 When considering works to a Listed Building the Council has duty to “*have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses*”.

6 Conservation, Heritage and Planning Controls

6.14 If a listed building falls into serious disrepair, the Council has powers to ensure that urgent repairs are undertaken, and in certain cases has the power to acquire the buildings and find a new owner who will repair it.

6.15 Listed places of worship generally have separate controls under a scheme known as “ecclesiastical exemption”.

Figure 9: Listed Buildings and Scheduled Monuments in Ironbridge



6.3 Scheduled Monuments

6.16 A Scheduled Monument is an historic building or site that is included in the Schedule of Monuments kept by the Secretary of State for Digital, Culture, Media and Sport. The regime is set out in the Ancient Monuments and Archaeological Areas Act 1979.

6.17 The designation cannot be applied to an ecclesiastical building in ecclesiastical use or to a building in use as a dwelling, unless the person living there is employed as a caretaker of the site. Buildings in use for non-residential purposes may be scheduled.

6.18 The Schedule of Monuments has almost 200,000 entries (2019) and includes sites such as Roman remains, burial mounds, castles, bridges, earthworks, the remains of deserted villages and industrial sites. Monuments are not graded, but all are, by definition, considered to be of national importance. The Schedule can be viewed online on the National Heritage List for England and physically inspected at the HE Archive in Swindon. Scheduled Monuments may also appear on the Shropshire Historic Environment Record.

6 Conservation, Heritage and Planning Controls

6.19 Once a monument is scheduled any works to it, and flooding and tipping operations that might affect it, (with few exceptions), require scheduled monument consent from the Secretary of State (not the local planning authority). HE manages the process of scheduled monument consent on behalf of the Secretary of State. Metal detecting on a Scheduled Monument is also illegal without a licence from HE.

6.20 For historical reasons, a few buildings are both scheduled and listed. In such a case the scheduled monument statutory regime applies, and the listed building regime does not. The Secretary of State will review dually designated heritage assets over time with a view to producing a single, rationalised designation for each asset.

6.21 The Iron Bridge itself is a Scheduled Monument and has been since 1934 when it was closed to vehicular traffic. The total area includes a 5-metre boundary around the archaeological features which are considered to be essential for the Ironbridge's support and preservation.

6.22 In total 7 scheduled monuments are located within the IGWHS boundary:

- The Iron Bridge
- Darby Ironworks, Coalbrookdale (furnaces, foreheaths and blowing house areas);
- Bedlam Furnaces;
- Blists Hill Iron Furnaces;
- Lilleshall Beam Blowing Engines;
- Coalport Inclined Plane; and
- Coalport Bridge.

6.4 Non-designated Heritage Assets and Buildings of Local Interest

6.23 Non-designated Heritage Assets are buildings, monuments, archaeological sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets.

6.24 However, while the assets themselves may be non-designated, this does not mean they are not important to conserve and protect the IGWHS. Non-designated heritage assets are considered critical elements of the industrial landscape and overall Outstanding Universal Value of the IGWHS and need protecting for the contribution they make to the WHS status.

6.25 There are a number of processes through which Non-designated Heritage Assets may be identified, including the Local Plan and Neighbourhood Plan-making processes and conservation area appraisals and reviews. Irrespective of how they are identified, it is important that the decisions to identify them as Non-designated Heritage Assets are based on sound evidence.

6.26 Plan-making bodies should make clear and up to date information on Non-designated Heritage Assets accessible to the public to provide greater clarity and certainty for developers and decision makers. This includes information on the criteria used to select them and information about the location of existing assets.

6 Conservation, Heritage and Planning Controls

6.27 In some cases, local planning authorities may also identify Non-designated Heritage Assets as part of the decision-making process on planning applications, for example, following archaeological investigations. It is helpful if plans/maps mark areas with potential for the discovery of Non-designated Heritage Assets with archaeological interest. The Shropshire Historic Environment Record will be a useful indicator of archaeological potential in the area.

6.28 Telford & Wrekin Council has a Register of Buildings of Local Interest. For inclusion on the register buildings need to meet a number of criteria to demonstrate that they are 'heritage assets' and that they have demonstrable 'local interest'. A high number of these are located within the WHS. Exclusion from the list, however, does not mean that the building or site does not classify as a 'Non-designated Heritage Asset', or that it does not make a contribution to the Outstanding Universal Value of the WHS.

Shropshire Historic Environment Record (HER)

The Shropshire Historic Environment Record, which is maintained by Shropshire Council but also accounts for Telford & Wrekin Council for the whole of the IGWHS (and indeed the remainder of both local authorities' administrative areas) provides a useful starting point for identifying Non-designated Heritage Assets. The NPPF requires that the Historic Environment Record should be consulted when preparing development proposals within the IGWHS.

The system is the primary source of trusted information, about the historic environment in the county including information on:

- Archaeological sites, finds and features historic buildings, structures, and Landscapes.

Further information on the Historic Environment Record can be found on the Shropshire Council website:

<https://shropshire.gov.uk/environment/historic-environment/historic-environment-record/>

6.5 Permitted Development Rights

6.29 Permitted Development Rights allow for certain works to proceed without a requirement to submit a planning application. These rights are set out in the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended (GDPO 2015).

6 Conservation, Heritage and Planning Controls

PD Rights in the IGWHS

World Heritage Sites have been classed as an Article 2(3) land, these are protected areas where special quality has been recognised and as such specific limits have been placed on the applicable permitted developments rights which mean most works and alterations will require full planning permission.

6.30 Limitations and/or Conditions in relation to Article 2(3) land, and in some cases specifically World Heritage Sites, have been placed on the permitted development rights which are applicable in most other locations. These controls broadly relate to:

- Development within the curtilage of a dwelling house;
- Changes of use;
- Temporary buildings and uses;
- Non-domestic extensions, alterations etc.;
- Road related development;
- Renewable energy;
- Power related (i.e., electricity and gas distribution) development;
- Communications; and
- Development by the Crown or for national security purposes.

Figure 10: Swan Hotel on the Wharfage Front



6 Conservation, Heritage and Planning Controls

6.6 Article 4 Direction

6.31 Although permitted development is still allowed in the IGWHS, an Article 4 Direction restricts the scope of Permitted Development Rights within the Telford & Wrekin Council area, either in relation to a particular area or site, or a particular type of development anywhere in the authority's area. Where an Article 4 direction is in effect, a planning application may be required for development that would otherwise have been permitted development. Article 4 directions are used to control works that could threaten the character of an area of acknowledged importance.

6.32 In the case of the IGWHS the Article 4 Direction, this ensures proposals are of high quality and reflect the importance of the IGWHS and its Outstanding Universal Value.

6.33 The current Article 4 Direction for the IGWHS within Telford & Wrekin's administrative area can be found on the Telford & Wrekin Council website at:

https://www.telford.gov.uk/info/20170/planning_applications_and_advice_appeals_enforcement_and_guidance/2244/article_4_direction

7 Making Planning Decisions in the IGWHS

7 Making Planning Decisions in the IGWHS

7 Making Planning Decisions in the IGWHS

7.1 Achieving appropriate decisions on planning applications is crucial in keeping the Outstanding Universal Value of the IGWHS intact. It is acknowledged that it can be complicated to decipher what forms of development are appropriate within the IGWHS. The exceptional historic and natural character of the IGWHS reflected in the specific qualities and attributes comprising the Outstanding Universal Value, makes it essential to ensure acceptable development takes place within the site.

7.2 When a planning application is made for development within the IGWHS there are a number of considerations which must be taken into account in deciding to grant permission or not.

7.3 This section sets out what development or change is considered to negatively affect the Outstanding Universal Value of the IGWHS, delving into the conditions of authenticity, integrity and the impact on the attributes which contribute to the Outstanding Universal Value, this is so applications can avoid these elements. This is intended to assist owners, applicants and agents in formulating planning applications that will be more likely to be supported by both Telford & Wrekin Council and Shropshire Council.

7.4 Understanding Outstanding Universal Value is central to protecting the special character and appearance of a WHS, with the conditions of authenticity and integrity being met by the attributes of properties conveying the Outstanding Universal Value.

7.1 Authenticity

7.5 Authenticity is a key concept that informs the preservation, curation, management and presentation of the historic environment, the key condition is that the types of attributes which comprise the Outstanding Universal Value are well understood in terms of their history, meaning and development.

7.6 Authenticity lies in whatever most truthfully reflects and embodies the values attached to the place, and can therefore relate to the design, function, or the fabric of the building. Design values may be affected over time suffering from harm or loss resulting from disaster or physical decay, or through ill-considered alteration or accretion. The design value may also be recoverable through repair or restoration.

7.7 Therefore, the decision as to which value should prevail if all cannot be fully sustained always requires a comprehensive understanding of the range and relative importance of the heritage values involved and what is necessary (and possible) to sustain each of them. Retaining the authenticity of a place is not always achieved by retaining as much of the existing fabric as is technically possible.

7.8 The desire to retain authenticity tends to suggest that any deliberate change to a significant place should be distinguishable, that is, its extent should be apparent through inspection. The degree of distinction that is appropriate must take account of the aesthetic values of the place. In repair and restoration, a subtle difference between new and existing, comparable to that often adopted in the presentation of damaged paintings, is more likely to retain the coherence of the whole than jarring contrast.

7 Making Planning Decisions in the IGWHS

7.9 This does not limit, the consideration to original form and structure, but instead can include subsequent modifications and additions over the course of time, which in themselves possess artistic or historical values.

7.10 The figure below shows the ongoing evolution of a uniform terrace of cottages. Although not 'original', such alterations may have heritage value in their own right.

Figure 11



7.11 Any accompanying **Heritage Statement**⁽¹⁷⁾ or **Design and Access Statement**⁽¹⁸⁾ submitted with a development proposal will have to take into account the changes to a building and identify which changes have historical or aesthetic merit, alongside an explanation for how and why this has been decided. *Any changes that are of historic or aesthetic merit will need to be retained.*

7.2 Integrity

7.12 Integrity can apply to a structural system, a design concept, the way materials or plants are used, the character of a place, artistic creation, or functionality. Decisions about recovering any aspect of integrity that has been compromised must, like authenticity, depend upon a comprehensive understanding of the values of the place, particularly the values of what might be lost in the process.

7.13 Every place is unique in its combination of heritage values, so, while it is technically possible to relocate some structures, their significance tends to be diminished by separation from their historic location.

7.14 The implication of integrity is covered within the **Venice Charter: International Charter for the Conservation and Restoration of Monuments and Sites**⁽¹⁹⁾ and was introduced in 1964.

7.15 The following articles are taken from the Venice Charter and their impact on making planning decisions in the IGWHS are considered further.

17 Guidance on HIAs for Cultural World Heritage

Properties https://www.iccom.org/sites/default/files/2018-07/icomos_guidance_on_heritage_impact_assessments_for_cultural_world_heritage_properties.pdf

18 What is a Design and Access Statement <https://www.planningportal.co.uk/guidance/what-is-a-design-and-access-statement>

19 Venice Charter https://www.icomos.org/charters/venice_e.pdf

7 Making Planning Decisions in the IGWHS

Article 7

7.16 *“A monument is inseparable from the history to which it bears witness and from the setting in which it occurs. The moving of all or part of a monument cannot be allowed except where it is justified by national or international interests of paramount importance.”*

The Venice Charter (as it is commonly called today) collates internationally accepted standards of conservation practice relating to architecture and sites. The document sets out principles of conservation based on the concept of authenticity and the importance of maintaining the historical and physical context of a site or building. The Charter was considered a major step towards better conservation of traditional buildings and places and has since become the founding document of ICOMOS.

7.17 The monument in this sense is both the Ironbridge Gorge as a whole and also all the human interventions that have made the environment as we see it today. This means Article 7 covers the following:

- industrial buildings;
- domestic buildings;
- commercial buildings;
- public buildings;
- transport infrastructures;
- agricultural buildings; and
- archaeological remains of human developments.

Figure 12: Monuments within the IGWHS



7.18 In addition to the above, the ecological impacts, as a result of the industrial period coming to an end in Ironbridge, are also considered a key part of the IGWHS and its development over time. Ecological impacts must therefore be considered on an equal footing as any built heritage asset.

7 Making Planning Decisions in the IGWHS

Figure 13: Viaduct at Coalbrookdale



Article 8

7.19 *“Items of sculpture, painting or decoration, which form an integral part of a monument, may only be removed from it if this is the sole means of ensuring their preservation.”*

7.20 This will relate to the exterior of unlisted buildings as well as the interiors of Listed Buildings. This means that ornaments and decorations, can and should, be retained where it is integral to the heritage significance of the building.

7.21 An example of this would be a loss of exterior brickwork through rendering which may cause a building to look misplaced or impact on the character and appearance of the surrounding area.

7.22 The Article 4 Direction within the IGWHS is there to protect such features on the exterior of domestic unlisted buildings, restricting the scope of permitted development rights.

Article 14

7.23 *“The sites of monuments must be the object of special care in order to safeguard their integrity and ensure that they are cleared and presented in a seemly manner”.*

7.24 This relates to structures like the Wynds, the Old Blast Furnaces and Adits and other below or above ground archaeological features, which should be carefully managed to ensure their continued protection.

7 Making Planning Decisions in the IGWHS

Figure 14: Bedlam Furnaces



7.3 Screening for Components of Outstanding Universal Value – Understanding Risk

7.25 The responsibilities involved in understanding risk and how harm may be caused is considered firstly through screening for components of Outstanding Universal Value and then assessing their impacts.

7.26 At the beginning of the planning process the applicant or agent will need to make an assessment of whether a proposed development can impact the attributes of Outstanding Universal Value in the IGWHS, and whether the proposal will impact both the authenticity and integrity of the IGWHS. This should be done through:

- **A Design and Access Statement** for all Listed Building Consent applications and applications within the WHS for new dwellings or other buildings of over 100 square metres floor space; and
- **A Heritage Statement / Heritage Impact Assessment** for all applications within the WHS; and
- Where both are required, they can be combined into one document.

7.27 These documents need to be drawn up prior to proposals being settled upon. These document/s will then be used to steer development proposals in order to limit the impacts on the Outstanding Universal Value, alongside the special historic and architectural interest of any listed buildings and the character and appearance of the conservation area.

7.28 Within the relevant statements it will be necessary to explain how the proposals will preserve, conserve and enhance the building or site involved and how the development will protect the Outstanding Universal Value of the IGWHS. HE provides further guidance regarding best practice relating to Heritage Statements⁽²⁰⁾, with further guidance from ICOMOS on heritage impact assessments for cultural world heritage properties.

7 Making Planning Decisions in the IGWHS

7.29 Understanding the location of these types of heritage assets, including their boundary and setting, will help in the design process for proposals so that any impact can be mitigated by design.

7.30 Mapping services such as both Telford and Wrekin⁽²¹⁾ and Shropshire Council's⁽²²⁾ interactive policies maps, can be used to help identify the location of the proposal in relation to the WHS and other historic assets (*please note, not all historic assets are identified on these mapping systems, and it is important to consider other sources of information, including the Shropshire Historic Environment Record*).

7.4 Identifying Risks

7.31 It is vital to identify and understand the risks that a proposal may have on the Outstanding Universal Value as well as the character and appearance of the surrounding area. To grasp the potential risks to the two elements (authenticity and integrity), it will be necessary to:

- Develop an understanding of the building or site and how it relates to the IGWHS;
- Understand how the construction materials relate to the IGWHS;
- Determine how authentic the building is in terms of design and materials; and
- Determine how a site contributes to the historic landscape; and
- Set out how the development of the building or site, overtime, reflect the Outstanding Universal Value of the IGWHS.

7.32 It is important to check the Shropshire Historic Environment Record for archaeological features and remains that may be within the site or building. The whole area has a very rich heritage in the terms of archaeology and proposed developments that damage or remove remains above or below the ground would need to demonstrate national or international benefits that outweigh the harm to the IGWHS to make them supportable.

The Shropshire Historic Environment Record can be found at:

- <https://shropshire.gov.uk/environment/historic-environment/>.

The Shropshire archives can be found at: <https://www.shropshirearchives.org.uk/>

7.5 Assessing Impacts

7.33 When considering appropriate forms and design of development on potential development sites within the IGWHS, it is important to understand the relationship between the site and the IGWHS (both in terms of how the IGWHS sets the context for the potential development site and the impact that any proposed development could have on the IGWHS). It is not uncommon that when considering such sites, the focus is placed on the consideration of site specific heritage assets or specific heritage assets in proximity to the site (for example impact on listed buildings or scheduled monuments). Whilst it is important to fully consider the impacts on such heritage assets, it is equally important to consider the relationship with and potential impact on the IGWHS.

7 Making Planning Decisions in the IGWHS

7.34 The most important functions of a Heritage Impact Assessment are to determine firstly which heritage assets are affected by a planning proposal, and secondly the nature of any effects. The heritage assets likely to be affected by proposals in or near the IGWHS comprise:

- The significance, in terms of its Outstanding Universal Value, of the IGWHS and any contribution to these made by the WHS's setting; and
- Conservation Areas, Listed Buildings and Scheduled Monuments within the IGWHS and the contribution to their significance made by their respective settings; and
- Any non-designated heritage assets within the IGWHS, including those with archaeological interest and any contribution to their significance.

7.35 Effects can be adverse, neutral or positive. The nature of an effect in the IGWHS can be understood with reference to authenticity and the scale and implication of an effect can be understood by assessing the impact on integrity.

7.36 The authenticity and integrity of the IGWHS both contribute to the attributes within the Site. Whilst the inscription is fixed and cannot be changed, both authenticity and integrity are vulnerable to change which could impact the Outstanding Universal Value of the IGWHS.

7.37 Heritage Impact Assessments should be carried out by a suitably qualified professional and submitted at the planning application stage in order to inform the consideration of the proposal. The assessment should be proportionate to the significance of the asset(s) likely to be affected. The greater the importance of the asset, the more detail will be needed. It should be noted that World Heritage Sites are classed as being assets of the highest significance so proposals likely to affect the IGWHS within its setting made must be accompanied by a detailed assessment which clearly identifies the potential impact of the development on the WHS's significance and its Outstanding Universal Value.

7.38 As a minimum, a search of the Shropshire Historic Environment Record will provide a starting point for identifying whether a development proposal is likely to affect any heritage assets, including the IGWHS and its setting.

Positive Outcomes

7.39 Development proposals within the IGWHS should positively contribute to its significance. Indeed, there are a number of opportunities to achieve a positive outcome through the development process that carefully considers the Outstanding Universal Value of the IGWHS.

7.40 The Design and Access Statement and / or Heritage Statement provide the mechanisms for demonstrating the impact of a development proposal on the IGWHS and any other relevant heritage assets.

7.41 Overall positive outcomes include:

- Reuse of a redundant building which retains external and internal original features;
- Use of correct repair techniques; and / or
- The repair and reinstatement of architectural features.

7.42 New builds or extensions must show that the proposals reflect the established historic buildings in the terms of scale, massing, material and details. Examples of both poor and suitable detailing, massing and materials are shown below.

7 Making Planning Decisions in the IGWHS

7.6 Harm to Heritage Significance

7.43 There are three levels of harm to the significance of designated heritage assets. These are, in order of significance:

- Less than substantial harm
- Substantial harm
- Total loss

Less Than Substantial Harm to Heritage Significance

7.44 Less than substantial harm covers a broad range of harm / alterations or change, and there is no spectrum of degree of harm. The more important a heritage asset is, the greater the weight to be attached to its preservation or the preservation of its setting, irrespective of whether the harm caused is substantial or less than substantial.

7.45 Paragraph 202 of the NPPF considers that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including optimising its viable use.

7.46 The NPPF itself does not define what public benefits are for this purpose. However, the historic environment section of the PPG considers that public benefit refers to anything which delivers the economic, social or environmental objectives of sustainable development described in paragraph 8 of the NPPF. The conservation of a heritage asset is itself a public benefit.

7.47 The PPG makes clear that the public benefits must flow from the development and must be of a nature or scale that would benefit the public at large but these benefits do not always have to be visible or accessible to the public or to all sections of the public to be genuine public benefits.

7.48 However, judgement of less than substantial harm is different when considering Designated or Non-designated Heritage Assets. Paragraph 203 of the NPPF states that the effect of an application on the significance of a Non-designated Heritage Asset should be taken into account in determining an application. A balanced judgment will therefore be required having regard to the exact scale of any harm or loss and more importantly the significance of the heritage asset. Within the IGWHS, however, there are many Non-designated Heritage Assets which also contribute to its Outstanding Universal Value. These will therefore be considered under paragraph 202 as part of the WHS designated Heritage Asset.

Substantial Harm to or Total Loss of Heritage Significance

7.49 Substantial harm to or total loss of assets of the highest significance should be wholly exceptional. These heritage assets include:

- Scheduled monuments,
- Protected wreck sites,
- Registered battlefields,
- Grade I and II* listed buildings,
- Grade I and II* registered parks and gardens, and
- World Heritage Sites.

7 Making Planning Decisions in the IGWHS

7.50 The NPPF states that, if a development would result in substantial harm or loss, planning consent should be refused unless it can be demonstrated that the impacts are necessary to achieve substantial public benefits that outweigh that harm or loss.

7.51 In relation to WHS's, their recognition as internationally important assets means that where harm can be identified, very significant weight must be given to its conservation, regardless of the degree of harm envisioned.

7.52 Substantial harm or total loss could consequently result from alteration or destruction, or from development within the setting. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed.

7.53 Substantial harm is therefore a high test in planning terms, and as such it is unlikely that an application that will cause substantial harm to a heritage asset that contributes to the Outstanding Universal Value of the IGWHS would be supported unless it was considered to be of major national importance or international importance.

7.7 Opportunities in the Planning Application Process to Protect or Enhance the IGWHS

7.54 The planning process is central to the protection and conservation of the IGWHS. The policies within Local Development Plans provide the starting point for decision making on any planning applications. Supporting guidance (such as this SPD) provide an opportunity to provide further detail and guidance on the application of these policies. As such, they provide an opportunity to positively influence development proposals to secure positive outcomes for the IGWHS.

7.55 Similarly, the planning application decision making process provides a further opportunity to positively influence proposals and secure positive outcomes for the IGWHS.

7.56 Opportunities to influence planning applications starts from the very beginning of the planning application process, with efforts in retaining the Outstanding Universal Value of the WHS starting at the pre-application stage continuing through to submission and an eventual decision. It should be noted that given the complexity of the IGWHS it will always be necessary to obtain specialist advice when preparing planning applications and use of pre-application services is encouraged.

7.57 There are, in reality, very few sites for appropriate development within the IGWHS itself.

7.58 Any such sites should achieve the highest quality of design. Standard design and materials are unlikely to be supported and any application should follow the design guide for each character area.

7.59 The density and layout of larger schemes can be as important as the materials and detailed design of buildings, and the design and management of infrastructure. As an example, poor highway decisions can damage the historic road layouts and the use of inappropriate modern highway materials, and the proliferation of signs can cause significant damage to the Outstanding Universal Value of the IGWHS. Council highway officers will be encouraged to consider the proposals from the perspective of protecting the character of the area allowing flexibility on road layouts within new development sites so that the historic pattern of development is maintained and respected.

7 Making Planning Decisions in the IGWHS

7.60 Applications must present a clear message on the importance of the IGWHS and its consideration in the planning application process. In submitting an application further detail is therefore required and it is required that a full application (following an initial pre-application) be submitted ensuring sufficient detail has been provided, helping inform planning officers to an eventual decision.

7.61 Without providing sufficient detail it is difficult for planning officers to assess the impacts on heritage significance and the Outstanding Universal Value in order to reach an informed conclusion and therefore the inclusion of Heritage Impact Assessments in accordance with ICOMOS and UNESCO guidance through the 'Guidance and toolkit for Impact Assessments in a World Heritage Context' alongside the required Design & Access Statements are a must.

8 Submitting a Planning Application in the IGWHS

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8.1 The table below summarises the process of submitting a planning application, and is applicable in both the Telford & Wrekin and Shropshire Council administrative areas. Each stage is then considered further within this chapter.

Initial Evidence Gathering Draw up a Heritage Statement	
<p>Stage 1: Pre-Application Advice</p> <p>To help speed up and enhance the subsequent planning application process.</p>	
Receive Pre-Application Advice back from the Council	
<p>Stage 2: Submit an Application</p> <p>Submissions should include a completed planning application form, all relevant supporting documents and the appropriate planning fee.</p>	<p>Planning Performance Agreement (PPA)</p> <p>Provides an agreed framework for the process considering a major development proposal.</p>
<p>Validation Process</p> <p>The planning application submission documents are checked for compliance as well as whether the correct fees have been found.</p>	
<p>Consultation Process</p> <p>Council consult with statutory consultees and members of the public, seeking feedback on the application.</p>	
<p>Stage 3: Determination of the development proposal</p> <p>The planning application is determined either via delegation or full Council, this is where the application will either be approved or refused. Prior to the release of a decision, there may be a need to complete a Section 106 Legal Agreement (or other such agreements).</p>	
<p>Stage 4: Discharge of Conditions</p> <p>Some applications will have conditions or obligations places on the planning permission. Where this is the case, they will need to be discharged at appropriate stages in the development process (for instance prior to commencement, during development, prior to occupation, etc). Further information is detailed later in this chapter.</p>	

8 Submitting a Planning Application in the IGWHS

Initial Evidence Gathering

8.2 When starting on a potential project it is critical that a full understanding of the building or site is gained by gathering the right information first.

8.3 This will entail:

1. Drawing up a Heritage Statement

8.4 For 'major' planning applications and in some cases where other key attributes of the IGWHS would be affected, the Heritage Statement will be expected to take the form of a Heritage Impact Assessment in accordance with the UNESCO Guidance and Toolkit for Impact Assessments in a World Heritage Context (2022).⁽²³⁾

8.5 A 'major' application within the IGWHS will be one for 10 or more houses, a building or buildings where the floor space would be over 1,000 square metres, or any development having an area of 1 ha or more.

8.6 For other applications, the Heritage Statement should usually adopt the following three step process.

Identify Heritage Assets

8.7 The first stage of producing a Heritage Statement is to identify all heritage assets that might be affected by the development. This will require a check on the Shropshire Historic Environment Record to identify any existing records of Heritage Assets on the development site and within its vicinity.

8.8 Further details of how to contact the Shropshire Historic Environment Record are available here:

- <https://shropshire.gov.uk/environment/historic-environment/historic-environment-record/>

Statement of Significance

8.9 The next step is to set out the significance of the heritage assets identified. This may reference existing documents identified in Section 4 above such as the Severn Gorge Conservation Area Appraisal and Management Plan, list descriptions, information from the Historic Environment Record, and any available historic maps and archive materials, all in conjunction with on-site analysis. This will help to establish the capacity for change of the site or building.

8.10 A Statement of Significance for an existing building will explain the development of the building and its architectural, historic, archaeological and aesthetic values, including how they contribute to the Outstanding Universal Value of the WHS. Although interesting it is not necessary, usually, to give a detailed history of the area of the occupants to the building, although occasionally that will help to explain its development. It should centre on the appearance, materials, layout and detailing and how that has changed over time.

8 Submitting a Planning Application in the IGWHS

8.11 For a vacant site the Statement of Significance will look at the history of the site and its past uses and examine its importance to the character and appearance of the area, the settings of nearby heritage assets and the Outstanding Universal Value of the WHS as it currently exists.

8.12 This Statement of Significance should be carried out prior to drawing up any proposals. It should help inform the proposals so areas that changes are restricted to areas that have less significance and cause the least impact on heritage significance.

Heritage Impact Assessment

8.13 A Heritage Impact Assessment explain how the heritage significance including the Outstanding Universal Value of the WHS would be impacted by the proposals. Where any potential harm to significance is identified, it should explain why the change is required, what other solutions have been considered, and how the proposals have been designed to minimise negative impacts and/or achieve enhancement. Given the density of industrial archaeological remains within the IGWHS, it is likely that archaeological mitigation will be required in many instances.

8.14 This section may be supported by further information and documents such as Structural Engineers Reports, Timer Surveys or Flood Resilience Assessments to demonstrate the need for change.

8.15 Historic England guidance sets out further details on how and what to include in a heritage statement. This can be found at:

- <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/>

8.16 For proposals that would affect the setting of the IGWHS or the setting of individual heritage assets within its boundary, the following Historic England guidance should be used:

- <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/heag180-gpa3-setting-heritage-assets/>

2. Additional Surveys and Information

8.17 Further surveys relating to ecology, land stability, contaminated land, flood risks, highways and trees may be required to support a planning application, and these will generally be identified as part of any Pre-Application Advice. But it would be prudent to carry out some of these surveys at any earlier stage before starting to develop proposals in order to fully understand the constraints involved. See Chapter 10 of this document for further guidance.

3. Seeking Pre-Application Advice

8.18 Both Telford & Wrekin Council and Shropshire Council run a pre-application service. Seeking pre-application advice in advance of making a Listed Building Consent or Planning Application will help speed up the process after the application is made because any issues that may be encountered can be dealt with prior to application.

8.19 There is a variety of pre-application advice available from Telford & Wrekin Council these are:

8 Submitting a Planning Application in the IGWHS

1. **Verbal advice** – providing free planning advice on principles of householder development only which is made available through an appointment basis at our Wellington Offices.
2. **Householder permitted development confirmation** – providing written confirmation whether planning permission is or is not required for any development.
3. **Pre-application written advice** – consulting internal technical specialists, Parish/Town Councils and Councillors, providing a detailed written response to the proposed development and the requirements for any application.
4. **Pre-application workshops** – providing a workshop that includes the technical specialists, to engage with the developer, highlighting issues and identifying solutions. This is followed by a detailed written response to the proposed development and the requirements for any application. This is made available to all scales of development.

8.20 There are fees payable for some of the above services and it is advisable to check the correct fee structure at the time of apply by checking Telford & Wrekin Council's website.

8.21 Shropshire Council also provide pre-application advice through submission of an advice form which can be found on the Shropshire Council website. The benefits of using this pre-application advice service includes:

- An understanding of how national and local guidance and policies will be applied to your development;
- Potential for reducing the time your professional advisors spend in working up the proposals;
- An indication of those proposals that are completely unacceptable, so saving you the cost of pursuing a formal application;
- Written confirmation of the advice given to you at the pre-application stage;
- Advice that is consistent, reliable, up-to-date and tailored to the specific development; and
- Comprehensive information on what you need in order for your application to be validated and considered by the authority

8.22 The submission of a pre-application advice form is not mandatory. However, if an application is submitted which requires significant change where pre-application advice hasn't been sought or followed, then it's likely that decisions will be taken without further opportunity to amend schemes. This is likely to incur further costs to you through submitting additional applications.

4. Submitting a Planning Application

8.23 When submitting a Planning Application or Listed Building Consent Application the easiest way is through the planning portal at

- <https://www.planningportal.co.uk/>

8.24 There are a number of documents that you will need to supply. These are broken down into two elements, National and local requirements. These can be found at:

- Telford & Wrekin Council: https://www.telford.gov.uk/info/20170/planning_applications_and_guidance/585/what_you_need_to_get_planning_permission
- Shropshire Council: <https://shropshire.gov.uk/planning/applications/submission-requirements/>

8 Submitting a Planning Application in the IGWHS

8.25 If you fail to provide any of these documents and the related fees it will slow the validation process. It should be remembered that until the application is validated, and checked for completeness, the determination timescale will not start for the application.

8.26 The process by which the local planning authority considers the application will be assisted by the application providing detailed and clear information.

8.27 There are a number of outside bodies that may be also consulted regarding the suitability of the proposals. This is not an exhaustive list but may include:

- Historic England;
- The Environment Agency;
- National Amenity Societies, i.e.
 - Georgian Group
 - Vernacular Buildings Group etc.
- Biodiversity Groups and Trusts including Natural England;
- Parish Councils of the various communities and neighbours; and
- Highways

8.28 It should be noted that any works proposed that are within a Scheduled Monument then consent from HE will be required.

5. Planning Performance Agreements

8.29 The Local Government website states that

8.30 *'As a general principle the agreement should be as simple as possible, consistent with a proportionate approach to the scale of the proposal and complexity of the issues raised. It will usually be agreed in the spirit of a memorandum of understanding rather than as a legally binding contract. The common elements of a PPA are:*

1. *That the agreement is drawn up prior to the submission of a planning application.*
2. *That the Local Planning Authority and the prospective applicant are signatories to this voluntary agreement.*
3. *The agreement includes one or more agreed milestones to define the process of considering the development proposed, including an agreed date by which an application will be determined by the Local Planning Authority*
 - *The agreed determination date supersedes the 13- or 16-week statutory time limit*
 - *The agreed determination date also supersedes the 26-week planning guarantee'*

8.31 Further information can be found about these agreements at:

- <https://www.local.gov.uk/sites/default/files/documents/good-practice-advice-and--fcb.pdf>.

Planning Conditions and Obligations

8.32 Some applications have conditions and/or obligations placed on the permission;

8 Submitting a Planning Application in the IGWHS

1. Conditions can be pre-commencement which means before you can start the work you must provide certain information which the planning officer needs to discharge in a formal letter i.e., building recording or archaeological investigations. Other conditions may be prior to installation so you can start work but not install certain items before supplying the information to the local planning authority and getting formal approval from them in writing i.e., windows, doors etc.
2. Other conditions may relate to opening hours, when contractors may work on site, travel or delivery plans etc.
3. There may be a requirement for a Section 106 agreement which will set out the financial obligations resulting from a development

8.33 It is very important to read the decision notice to make certain that you and the contractors are aware of all conditions and comply with them. It can be a criminal offence not to comply with conditions relating to a Listed Building Consent.

Post Determination

8.34 There may be significant work to carryout post determination, including the discharge of conditions as detailed above, and this should be factored into a development's timescale.

Enforcement

8.35 The Planning Enforcement Teams carry out monitoring of permissions to make certain they are carried out in accordance with the plans and also investigate works carried out without consent.

8.36 Sometimes an injunction to stop work is granted by the Council due to works not being according to plan or the works does not have permission. If work continues after the injunction, it becomes a criminal offence. It is a criminal offence, under the Listed Building Consent regime, to carry out works to a listed building or a relevant building within its curtilage without consent.

8.37 Deciding if a building or structure is "curtilage listed" can be difficult and it is essential to contact the Built Heritage Team to discuss this.

8.38 Enforcement will also monitor any biodiversity and wildlife conditions. It is a criminal offence to disturb or destroy certain flora and fauna. If this occurs, it will be reported to the police who will carry out an investigation.

Planning Fees

8.39 In most cases, when submitting a planning application, you will need to pay a planning fee. The cost depends on the type of application and what is proposed. When applying for permission the application fee should be paid at the time the application is submitted. For Telford & Wrekin Council the planning fee list is available on their website at:

- https://www.telford.gov.uk/info/20170/planning_applications_and_guidance/583/planning_application_fees

8.40 For Shropshire Council the planning fees can be found on their website at:

- <https://shropshire.gov.uk/planning-applications/submit-an-application/>

8 Submitting a Planning Application in the IGWHS

8.41 If you are unsure however what the fee should be you can calculate your fee using the Planning Portal's Calculator at:

- <https://www.planningportal.co.uk/app/fee-calculator?region=1>

8.42 Or you can contact either of the Planning Teams of which are detailed below:

Development Management Team	Planning Services
Telford & Wrekin Council	Shropshire Council
PO BOX 457	PO BOX 4826
Wellington Civic Offices	Shrewsbury
Telford	SY1 2BQ
TF2 2FH	Telephone: 0384 678 9004
Telephone: 01952 380380	Email: customer.service@shropshire.gov.uk
Email: planning.control@telford.gov.uk	

8.43 There are a number of concessions which if valid will allow you to submit an application without payment. These concessions have been drawn from the Planning Portal – Application Fees⁽²⁴⁾ and are shown in the table below:

8 Submitting a Planning Application in the IGWHS

Concessions
Exemptions from payment
<p>An application solely for the alteration or extension of an existing dwelling house; or works in the curtilage of an existing dwelling house (other than the erection of a dwelling house) for the purpose of providing:</p> <ul style="list-style-type: none"> ● Means of access to or within it for a disabled person who is resident in it, or is proposing to take up residence in it; or ● Facilities designed to secure that person's greater safety, health or comfort.
<p>An application solely for the carrying out of the operations for the purpose of providing a means of access for disabled persons to or within a building or premises to which members of the public are admitted.</p>
Listed Building Consent
Planning permission for relevant demolition in a Conservation Area
Works to trees covered by a Tree Preservation Order or in a Conservation Area Hedgerow Removal
<p>If the application is the first revision of an application for development of the same character or description on the same site by the same applicant:</p> <ul style="list-style-type: none"> ● For a withdrawn application: Within 12 months of the date the application was received ● For a determination application: Within 12 months of the date the application was granted, refused or an appeal dismissed ● For an application where an appeal was made on the grounds of non-determination: Within 12 months of the period when the giving of notice of a decision on the earlier valid application expired
<p>If the application is for a lawful development certificate, for existing use, where an application for planning permission for the same development would be exempt from the need to pay a planning fee under any other planning fee regulation</p>
<p>If the application is for consent to display an advertisement following either a withdrawal of an earlier application (before notice of decision was issued) or where the application is made following refusal of consent for display of an advertisement, and where the application is made by or on behalf of the same person</p>
<p>If the application is for consent to display an advertisement which results from a direction under Regulation 7 of the 2007 Regulations, dis-applying deemed consent under Regulation 6 to the advertisement in question</p>
<p>If the application relates to a condition or conditions on an application for Listed Building Consent or planning permission for relevant demolition in a Conservation Area.</p>
<p>If the application is for a Certificate of Lawfulness of Proposed Works to a listed building</p>

8 Submitting a Planning Application in the IGWHS

If an application for planning permission for planning permission (for which a fee is payable) being made by the same applicant on the same date for the same site, buildings or land as the prior approval application (for larger home extensions, additional storeys on a home, or change of uses)

- **Note: Not all concessions are valid for all application types. Upon receipt of your application, the relevant local authority will check the fee is correct and if the concession is applicable.**
- **Additional Note: For further information on reductions in payments and fees for cross boundary applications, please refer to the Planning Portal – Application Fees.**

9 Guidance for Development in the IGWHS

9 Guidance for Development in the IGWHS

9 Guidance for Development in the IGWHS

9.1 This Chapter provides guidance for development within the IGWHS in terms of its impact on the Outstanding Universal Value of the IGWHS. The starting point for decision makers remains the relevant adopted development plan policies of the Telford & Wrekin and Shropshire Local Plans respectively, but this SPD provides guidance to support the implementation of these policies.

9.2 For the avoidance of doubt, the key guidance points provided at the end of each sub-section do not introduce new policy, rather they seek to provide guidance to support the implementation of relevant policies within the adopted Local Plans for Telford & Wrekin and Shropshire respectively, on the issues addressed within the sub-section. However, in supplementing these policies, the key guidance should not be considered an exhaustive list as to what is considered acceptable or unacceptable. Key policies that should be considered when submitting a development proposal are covered within Chapter 5 'Planning Context' of this SPD.

9.3 Other material considerations within the Telford & Wrekin Council administrative area include the Severn Gorge Conservation Area Management Plan and the IGWHS Residents Guide.

9.4 Many of the works described below may require planning permission or listed building consent. The Residents Guide provides further advice on this for the area covered by Telford & Wrekin Council:

- https://www.telford.gov.uk/downloads/file/15198/world_heritage_site_whs_residents_guide

9.5 Advice can also be sought from the Local Planning Authority if you are unsure if permission is required.

9.6 The guidance covered within this chapter includes the following:

- 10.1 Ground Instability;
- 10.2 Contaminated Land;
- 10.3 New Development in the IGWHS;
- 10.4 Guidance for alterations to existing buildings in the IGWHS;
- 10.5 Guidance for the Maintenance and Development of Infrastructure; and
- 10.6 Guidance for Development Affecting the Setting of the IGWHS

9.7 At the core of considerations and decisions relating to changes to buildings and sites with the IGWHS is the preservation of its Outstanding Universal Value through considerations of authenticity and integrity and the retention of the historic built environment.

9.1 Ground Instability

9.8 The IGWHS's geology, geomorphology and topography creates its beauty and also the ideal conditions that kick-started the industrial revolution. Melting water from beneath a glacier carved the steep sided gorge and cut down into layers of Coal, Limestone, and Ironstone which constitute the perfect ingredients for making high quality iron.

9 Guidance for Development in the IGWHS

NOTE - Ground Instability Assessments

Due to the significant potential for localised ground instability problems within the Ironbridge Gorge, it is strongly advised that a professional Geotechnical Engineer is consulted to discuss any planning proposals. In the first instance a ground conditions focused Desk Study Report should be prepared for the proposed development site. This report will compile sufficient information to determine the likelihood of 'instability' being present or being triggered as a direct result of the proposed development. Instability issues, if identified, might be the result of a number of complexes interacting factors which would influence the type, depth, layout and cost of a required ground investigation and ultimately the necessary stabilisation works.

The first stage Desk Study should be completed at the earliest opportunity PRIOR to the development layout being agreed and prior to the submission of a planning application. It is advisable that the findings of the initial Desk study are shared with the Councils Development Management Team at the earliest opportunity and works should not be progressed until the Council has provided technical feedback to the developer. The Council cannot be held responsible for works which are carried out which are inappropriate to their setting, and we strongly recommend taking pre-application advice on proposals in the first instance before commissioning a Desk Study report.

9.9 During the industrial revolution and in the period that followed, the landscape of the IGWHS changed dramatically as a direct result of mining and the deposition of unwanted mining 'spoil' within the IGWHS. These changes have had a largely negative effect on an already naturally unstable gorge with waste spoils loading the banks and mining altering the groundwater flow.

Figure 15: Work to address land instability between Jackfield Tile Museum and Boat Inn



9.10 The continued and increasingly significant, effects of climate change are likely to bring more extreme weather events such as prolonged heavy rain and flooding which will only increase the potential for land slippage to occur more frequently.

9 Guidance for Development in the IGWHS

9.11 Telford & Wrekin Council have carried out extensive research into the issues that cause land movement within the Gorge. The Council have prepared a set of drawings and figures for the public which hold key information relating to stability in the Gorge. Of note are drawings A, B and C, the latter being a guide to the Planning Zones and potential stability risk to development. The guidance can be found at:

- https://www.telford.gov.uk/info/20423/land_stability_flooding_and_drainage/460/land_instability.

9.12 Although presented for public information, it is strongly recommended that these documents are interpreted by a professional in the context of any planning application submission.

9.13 Over time, any building whether in the IGWHS or not, may experience some movement and defects. This may appear as small cracks in buildings, retaining walls, boundary walls or movement within gardens.

9.14 When noticed it will be appropriate to contact a suitably qualified engineer who can provide expert advice regarding the necessary steps to take. Sometimes this movement may be the result of shrinkage or swelling of clays in relation to trees, however, occasionally, it is a result of slope stability. If remedial stabilisation works are advised by the consulting expert, then it is likely that Planning Permission and / or listed building consent will be required.

9.15 Prior to making an application for permission or consent it is important to seek the advice of Telford & Wrekin Council or Shropshire Council officers respectively. Applications that impact on the Outstanding Universal Value in a negative way are unlikely to gain consent. Any stabilisation works will need to be designed to respect the Outstanding Universal Value of the IGWHS and mitigate any negative impact that may occur due to the works.

9.16 If significant excavation works or piling are required, for example, then an archaeological watching brief may be required during excavation works. If such works impact on the archaeology of the IGWHS then it would be important to appoint a suitably qualified Archaeological specialist to assist with planning mitigation prior to finalising plans.

Works relating to Ground Instability / Structural Stability - Key Guidance Points

Proposals should consider...

- **Minor works** – before embarking on works to improve structural stability, check with Planning and/or the Building Control Departments of the relevant Local Authority (Telford & Wrekin Council or Shropshire Council) as permissions may be required.
- **Significant works or where excavations are required** – These will be supported where it can be shown that the design reflects the necessary protections for the Outstanding Universal Value of the IGWHS. Full proposed intended ground investigation works, and follow-on professional calculations plus detailed design drawings would be expected in the proposed design pack for these works.
- **Large scale reforming of land**– These works will have to be shown to support the protection of the overall site and be designed in a way to mitigate any damage to the Outstanding Universal Value of the IGWHS. Full proposed intended ground investigation works, and follow-on professional calculations plus detailed design drawings would be expected in the proposed design pack for these works.

9 Guidance for Development in the IGWHS

9.2 Contaminated Land

9.17 The term 'land contamination' covers a wide range of situations where land is contaminated in some way. All over the UK, there are thousands of sites that have been contaminated by previous uses, and more often this is associated with industrial processes or activities that have now ceased, but where waste products or remaining residues present a hazard to the general environment.

9.18 The IGWHS has been the home of ever-changing industry since at least the 17th Century and these factories, ironworks and furnaces (amongst other industries) will have left residual substances in the ground. These sites may present a hazard to human health or the environment, but there is a growing need to reclaim and redevelop this land.

9.19 Telford & Wrekin Council have guidance available relating to this issue and on how to address the problems relating to contaminated land. Basic advice can be found at:

- www.telford.gov.uk/info/20358/pollution/105/contaminated_land

9.20 Shropshire Council also provides guidance on contamination land. This guidance can be found at:

- <https://shropshire.gov.uk/environmental-health/environmental-protection-and-prevention/contaminated-land/>

9.21 Contaminated land assessments should be carried out by a suitably qualified specialist.

9.22 Sites within the boundary of the IGWHS that are contaminated may not have potential for development due to ground instability or other constraints (e.g. flooding). On sites potentially suitable for development:

- It will be important that any works required to rectify contamination is also designed to work with the Outstanding Universal Value of the IGWHS site and to include mitigation within the proposals to address any issues that might damage the Outstanding Universal Value.
- Any works carried out to understand and address potential contaminated land issues should be carried out in cognisance of the multiple guidance documents including those prepared by the Environment Agency.
- In addition, any person or developer assessing land for potential contamination should be fully aware of the legislation as defined in Part IIA of the Environmental Protection Act 1990.

Contaminated Land - Key Guidance Points

Proposals should consider...

- Where a site incorporates contaminated land, the works to rectify the issues must be designed to protect the Outstanding Universal Value of the IGWHS. Involving planning, conservation and/or ecology officers of the relevant Local Authority (Telford and Wrekin Council or Shropshire Council) at an early stage of the design process will help to achieve the best outcome for the planning application, the development site and the IGWHS.

9 Guidance for Development in the IGWHS

9.3 New Development in the IGWHS

9.23 Telford & Wrekin Local Plan policy SP4 has a presumption in favour of sustainable development but with a caveat that it must reflect the NPPF historic environment policies. Shropshire Council's adopted SAMDev Plan policy MD13 states that Shropshire's heritage assets will be protected, conserved, sympathetically enhanced and restored.

9.24 These policies set a hierarchy to historic sites with Paragraph 189 of the NPPF stating:

9.25 *'Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations'*.

9.26 Protection and enhancement of the natural, built and historic environment are at the heart of the objectives of sustainable development as set out in the NPPF, which recognises that great weight should be given to the conservation of heritage assets **"irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance"** and that **"the more important the asset, the greater the weight should be"** (Paragraph 199). World Heritage Sites are recognised as being of the highest significance and this should be reflected in the amount of weight attributed to it. Development within the IGWHS must be of the highest quality and the NPPF is clear that any development should be careful to reflect the character and not detract from the significance of the IGWHS and its Outstanding Universal Value.

9.27 The National Planning Policy Framework can be viewed at:

- <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

3.1 Previously Developed Land

9.28 Most parts of the IGWHS make a positive contribution to the Outstanding Universal Value of the IGWHS, but there are some that might actually detract from its significance. This is especially the case with "Previously Developed Land", where more recent development has obscured the historic character of the site or its contribution to the Outstanding Universal Value, and there is therefore an opportunity for enhancement through redevelopment.

9.29 To ascertain what has significance and how the loss of any building or structure or redevelopment will impact the Outstanding Universal Value of the IGWHS, it is necessary to carry out a Heritage Impact Assessment in accordance with ICOMOS guidelines which will feed into the Heritage Statement.

9 Guidance for Development in the IGWHS

Previously Developed Land - Key Guidance Points

Proposals should consider...

Where applications for developing vacant, previously developed sites are made within the IGWHS, Design and Access Statements and Heritage Statements will be required (which can be combined into one document). For Major applications a Heritage Impact Assessment in accordance with the Toolkit for Impact Assessments in a World Heritage Context (2022) will be required. It should set out the historic development of the land, its current character and contribution to the Outstanding Universal Value of the IGWHS, and how the proposed development would impact on the Outstanding Universal Value of the IGWHS. This is in order:

1. To identify whether the proposed site was always vacant and if the land had been previously built on, what was the building or structure and its use;
2. To understand how the vacant site stood within the historic environment in the past and present and how it currently contributes to the Outstanding Universal Value of the IGWHS;
3. To justify why the land should be developed now;
4. To demonstrate that the development will preserve and/or enhance the Outstanding Universal Value of the IGWHS; and
5. To investigate the likelihood of potential archaeology on the site and how this could be mitigated.

3.2 New Buildings on previously undeveloped land

9.30 Many of the existing green spaces within the IGWHS may contribute to the landscape value of the IGWHS, which is one of its key attributes, and others may contribute to the setting of existing heritage assets or contain significant industrial or below ground archaeological features. In certain locations, new development may therefore be inappropriate in principle. It is therefore important to have pre-application discussions regarding any proposals for new residential or commercial developments at an early stage.

9.31 All the character areas within the IGWHS have distinct characteristics that contribute to the overall Outstanding Universal Value. It is important that these are taken into account when new residential or commercial developments are being designed.

9.32 Key considerations for new developments:

- Ensure the siting of a new building or buildings in the proposed location would be appropriate in terms of the Outstanding Universal Value of the IGWHS. The loss of key landscape features, harm to important views or the setting of nearby heritage assets will not be supported.
- Investigate any issues of ground instability or contamination at an early stage as this may affect the feasibility or viability of the development.
- The density, pattern, scale and layout of development should be carefully considered taking into account the particular characteristics of the specific character area. For example, are existing properties predominately terraced or detached? Do they have spacious gardens or are they set close to the road?

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- Materials, form and detail should be consistent with the character area, including roof forms, heights, scale and footprints as well as architectural detailing.
- Boundary treatments such as railings and walls should be consistent with the local characteristics.
- Areas of hard surfacing including roads should pick up on local historic precedents.
- Contemporary building styles will not be supported in the IGWHS other than in very exceptional 'landmark' locations. The introduction of non-traditional forms or materials can be harmful to the Outstanding Universal Value due to the jarring visual impact on the street scene which typically has a consistent and harmonious historic character
- Any new buildings should be delivered to the highest environmental standards in terms of using appropriate sustainable or locally sourced materials, thermal insulation, and provision of heating and power services within the building.
- In areas at risk of flooding, resilience measures to help reduce the risk of property level flooding should be incorporated into the building design.

9.33 When designing new development reference should be made to information in this SPD (alongside the Severn Gorge Conservation Area Management Plan and the Conservation Area Appraisal in the Telford & Wrekin Council administrative area, which sets out the distinctive features of the relevant character areas of the IGWHS: Ironbridge, Coalbrookdale, Jackfield, Coalport and Madeley).

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New Development - Key Guidance Points

All applications for new residential or commercial development within the IGWHS will require Design and Access and Heritage Statements (which can be combined into one document) and Major applications will require a Heritage Impact Assessment in accordance with the Toolkit for Impact Assessments in a World Heritage Context (2022). It should set out the historic development of the land, its current character and contribution to the Outstanding Universal Value of the IGWHS, and how the proposed development would impact on the Outstanding Universal Value of the IGWHS.

Proposals should consider...

- Whether the existing site contributes to the Outstanding Universal Value of the IGWHS in terms of its landscape character, views, archaeological value or contribution to the setting of individual heritage assets.
- Justifying why the land should be developed now.
- How new development reflects the immediate surrounding characteristics and relates to the character areas identified in the Severn Gorge Conservation Area Appraisal in terms of density, layout, form, materiality and design.
- Appropriate materials and designs for outbuildings, boundary treatments and hard landscaping.
- Investigating potential archaeological interest on the site and consider how this could be mitigated.
- Investigating ecological implications and consider how this could be mitigated.
- Use of sustainable materials and high standards of energy efficiency.

Proposals should avoid...

- Loss of green spaces or sites that contribute to the Outstanding Universal Value of the IGWHS.
- Subdivision of historic plots.
- Modern contemporary designs that do not cohere with the overall visual character of the IGWHS and immediate locality.

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Figure 17: Buildings of sympathetic materials and forms with a variety of heights and orientations complement the local historic environment and reflect its piecemeal development over time



Figure 18: Building set in line with existing buildings with brick boundary wall to edge of street. Using a good brick match for adjacent historic building, sympathetic roof pitch, chimney stacks, sash windows, six panel door with door case, boundary wall and iron gate.



9.4 Guidance for Alterations to Existing Buildings in the IGWHS

9.34 Many alterations to buildings within the IGWHS require Planning Permission (and in the case of Listed Buildings, will also require Listed Building Consent). As documented within this SPD, any such Planning Application should be accompanied by an appropriate Heritage

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Statement and any such Listed Building Consent Application should be accompanied by an appropriate Design and Access Statement and appropriate Heritage Statement (where both are required, they can be integrated into one document).

9.35 Furthermore, within the Telford & Wrekin Council administrative area an Article 4 direction has been introduced. The Article 4 Direction removes certain Permitted Development Rights for alterations to dwelling houses and as such Planning Permission will be required for these works. It is strongly advised that before commencing any development within the IGWHS within the Telford & Wrekin Council area, residents check the most up to date version of the Article 4 direction on the Telford & Wrekin Council website, as planning permission may be required prior to development taking place.

- https://www.telford.gov.uk/info/20170/planning_applications_and_advice_appeals_enforcement_and_guidance/2244/article_4_direction

9.36 For some buildings within the IGWHS, some or all of the Permitted Development Rights which usually apply may have been removed as a condition of a past Planning Permission. Where this is the case, Planning Permission will be required for these works.

9.37 For alterations to existing buildings within the IGWHS that do not require Planning Permission, it remains important to carefully consider how potential works and any resultant alterations impact on and relate to the character and architectural design of the existing building and the character and appearance of the IGWHS itself.

9.38 This is because small scale alterations that normally do not require planning permission can lead to the loss of key features of historic or architectural value, or poor-quality extensions and curtilage structures. Together these could cause incremental erosion of the authenticity and integrity of the Outstanding Universal Value of the IGWHS, and its character and appearance leading to significant harm in the long term.

4.1 Thermal and Energy Efficiency of Buildings

9.39 The ability of residents and businesses to improve the energy efficiency of existing buildings is an important means of tackling climate change and reducing running costs of a building as a way of ensuring its long-term use as a home or business.

9.40 Improving the thermal and energy efficiency of a building to reduce necessary loss of energy should be the first step. This will help reduce the running costs of a building and should be considered in conjunction with any proposals for renewable energy installations (see Section 4.2).

Historic buildings (listed buildings, buildings of local interest, traditionally constructed buildings)

9.41 The energy and carbon performance of many historic buildings can be improved, but it is important to take a holistic approach and strike the right balance to avoid harm to heritage significance. Within the IGWHS it is key to maintain the Outstanding Universal Value, which includes retaining the authenticity of architectural detail and historic fabric, and the integrity of the character and appearance of the area.

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9.42 Historic buildings are not designed to perform as sealed units as modern buildings are, and the fabric of older buildings needs to be able to ‘breathe’. So, it will not always be possible, or advisable, to use standard solutions.

9.43 It is important to take a ‘whole building approach’ that understands the particular circumstances of an individual building, taking into account the environmental conditions, built fabric, energy-usage, services and systems, usage, and avoidance of waste, as well as heritage significance. For example, retaining existing material and making only essential repairs rather than embarking on wholesale replacement avoids unnecessary use of new materials and the energy expended in their manufacture. Research has also shown that in many cases energy losses from buildings are greater from appliances and heating systems than from the actual building fabric, and that the easiest way to make energy savings is to change behaviours.

9.44 Often thermal improvements can be made simply by ensuring that a building is well-maintained. Any sources of damp, such as leaking gutters and downpipes, inappropriate cementitious renders and mortars, high ground levels against external walls, a lack of ground drainage etc. will lead to a build-up of moisture in the walls lowering internal temperatures. Fixing rainwater goods, replacing cementitious pointing with lime, reducing ground levels and installing French drains can all lead in turn to thermal improvements. Windows and doors can be overhauled to ensure they fit correctly, and they can usually be fitted with draught-proof strips without significant intervention to historic fabric.

Wall and Roof Insulation

9.45 When considering wall and roof installation on historic buildings it is important to consider that:

- For historic buildings external wall insulation will rarely be acceptable due to the impact on historic fabric, architectural detail and character, which could seriously harm the Outstanding Universal Value.
- Internal wall insulation can be considered for unlisted buildings and does not need planning permission. However, it is still important to use breathable materials on traditionally constructed buildings to avoid long-term damage to their fabric.
- For listed buildings internal insulation of walls can be considered on a case-by-case basis and will always need Listed Building Consent. Where historic lime plaster survives it should be retained, but if the historic plaster has already been lost, it may be acceptable to insert insulation, provided there would be no loss of or harm to significant internal features such as skirting boards, cornices and architraves. But it is still essential to protect the breathability of the building for its long-term survival, and breathable materials should be used.
- Many buildings have existing lofts enabling the insertion of insulation without impacting on historic fabric or character. Again, it is important to consider breathability, and that Listed Building Consent may be required if there is physical attachment to the historic structure.

Windows and Doors

9.46 When considering alterations to windows and doors on historic buildings it is important to consider that:

- **Double-glazing** is often considered a quick fix to improve energy efficiency, but research has shown that as little as 5% of energy losses from domestic buildings is through windows or doors. More energy is lost through walls and roofs and by inefficient services or use of

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appliances. Particularly where windows are relatively small compared to the area of walling, very little benefit may result from double-glazing.

- **Historic windows and doors** are often key features of significance to historic buildings and make a particularly positive contribution to the Outstanding Universal Value of the IGWHS. Wherever original historic windows or doors survive they should be retained. This applies on all elevations of a listed building, and across the IGWHS where windows or doors are visible from public spaces and replacement would need planning permission under the Article 4 Direction.
- **Existing windows and doors** can be overhauled, and draft-stripping can usually be applied to eliminate drafts.
- **Additional insulation** can be provided by installing secondary glazing or internal shutters. For listed buildings, Listed Building Consent may be required if there would be any impact on features such as internal panelling or architraves, but bespoke solutions can usually be accommodated.
- **Where historic windows or doors have already been lost**, there is often an opportunity to upgrade to double-glazing whilst also enhancing the appearance of a building and the IGWHS by adopting appropriate traditional designs in painted timber. Usually 'slim-line' double-glazed units will be required, especially where the design includes glazing bars, which would need to be too bulky and deep to accommodate standard units.

Floors

9.47 When considering alterations or repairs to floors in historic buildings it is important to consider that:

- Many of the older buildings in the IGWHS have timber floorboards over unheated cellars or under crofts which can result in draughty floors making living spaces particularly uncomfortable. Solutions as simple as carpeting over exposed floorboards can make a significant difference. Underfloor heating can also be considered. These internal works do not require planning permission, but advice should be sought for listed buildings as there could be impacts on the historic fabric and structure and Listed Building Consent may be required.

Services

9.48 When considering alterations and upgrades to services in historic buildings it is necessary to consider that:

- Many of the energy inefficiencies of any building are down to elderly and inefficient heating systems or the management of the use of appliances and spaces within the building. Addressing these issues does not usually require planning permission, although relocation of boilers may need Listed Building Consent if any significant historic fabric may be affected, or if new flues or extraction units are required.
- Consideration may be given to microgeneration, such as installation of solar generation, biomass, air source or ground source heat pumps, and this is addressed below under the subheading Renewable Energy.

9.49 Other sources of information on how to improve energy efficiency of historic buildings include Historic England and the Society for the Protection of Ancient Buildings (SPAB).

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- <https://historicengland.org.uk/advice/technical-advice/energy-efficiency-and-historic-buildings/>
- <https://www.spab.org.uk/advice/energy-efficiency-and-old-buildings-principles-and-priorities>

Non-historic buildings

9.50 The IGWHS contains many post-war buildings which were not designed to be ‘breathable’ and so can accommodate standard methods and materials for thermal insulation and will not be expected to have traditional window or door designs. However, where permission is required for external alterations under the Article 4 Direction, or where Permitted Development Rights have been removed as a condition of planning permission, care must be taken to respect both the character and architectural design of the existing building and its contribution to the character and appearance of the area as a whole.

Thermal / Energy Efficiency of Buildings within the IGWHS – Key Guidance Points

Proposals should consider...

- Opportunities to improve the thermal efficiency of buildings through improvements appropriate to the building.
- Regular maintenance of historic buildings to reduce issues that can lead to, for example, reduced temperatures caused by issues such as damp.
- Improvements such as carpeting ground floors where cellars or under crofts are present in a property, fitting appropriate draft proof strips and appropriate loft insulation.
- For glazing improvements to historic buildings, the use of good quality secondary glazing or internal shutters where retention of historic windows makes a positive contribution towards the Outstanding Universal Value of the IGWHS.
- Seek early advice on proposals that require Listed Building Consent or Planning Permission.
- How to ensure the breathability of historic buildings as part of any proposals to improve thermal insulation.

Proposals should avoid...

- Any loss of historic building features when making thermal improvements to a building.
- The use of materials and solutions that would not be in keeping with the age and type of the building.
- The use of impervious materials

4.2 Renewable Energy

9.51 In addition to improving the thermal and energy efficiency of a building the next step in reducing running costs and addressing climate change is to consider whether there are suitable options for generating renewable energy.

9.52 Set out below are the different forms of renewable energy generation and guidance on where they could be appropriately located as part of any development proposals.

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Solar

9.53 Solar energy is popular with homeowners. Solar panels / tiles / water heating could be considered appropriate within the IGWHS in the following circumstances:

- **Non-reflective panels on roofs** - provided that they are not visible from the public highway, public realm and do not impact on landscape views. This could, for example, include the roof of a single storey extension that is ordinarily hidden from public view.
- **Sympathetic incorporation into an existing roof scape** - through the use of solar tiles where it is in keeping with the characteristics of the local area and the local vernacular.
- **Products that can be used to provide hot water** - that appear like slate and some that can also be used on flat roofs and do not have a highly reflective surface. These solar materials may be something that could be considered on a case-by-case basis, although this would not be supported on a roof seen from the public realm.
- **Concealed non-reflective solar panels** – this could include innovative options such as, where possible, behind boundary brick walls, but only where they cannot be seen from the public realm.

Figure 19: Slate Solar Tiles for Pitched Roofs



9.54 The installation of solar panels can be visually intrusive, interrupting the characteristic tiled roofscapes of the IGWHS and introducing incongruous reflective surfaces, to the detriment of building character and landscape views. Where the fittings would be visible from the public realm, they will not be supported.

Biomass

9.55 Biomass is produced from organic materials, either directly from plants or indirectly from industrial, commercial, domestic or agricultural products.

9.56 Producing energy from biomass has both environmental and economic advantages. It provides low carbon energy and can also contribute to waste management by harnessing energy from products that are often disposed of at landfill sites.

9.57 There are two main ways of using biomass to heat a domestic property these include:

- **Standalone stoves** providing space heating for a room these can be fitted with a back boiler to provide water heating; and
- **Boilers** connected to central heating and hot water systems.

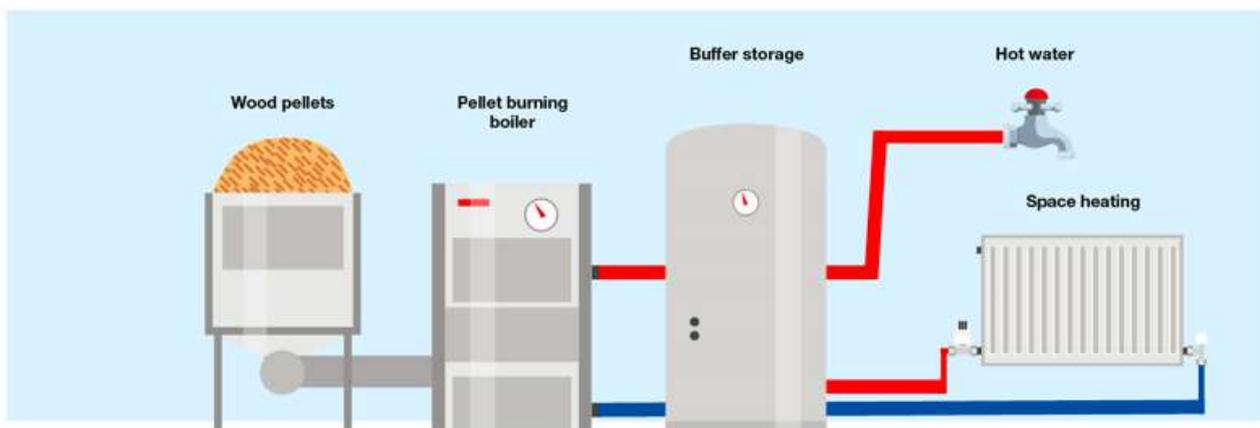
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9.58 Small scale biomass systems could require additional storage areas for fuel or to house the boiler.

9.59 Biomass installations can be considered within the IGWHS where:

- There is existing space within a property, and installation does not result in damage to the property or loss of any historic features,
- There are suitably located outbuildings suitable for housing an appropriately sized biomass boiler system and / or associated storage.
- A new building can be designed to be in keeping with existing buildings – refer to guidance on new buildings.
- New flues for ventilation can be sensitively located and designed.

Figure 20: Biomass Boiler System



Air Source Heat Pumps

9.60 This sort of renewable energy system is becoming more popular. However, it requires a large pump box to be fixed to the outside of the building. There two main types of air source heat pumps:

- **Air to air heat pumps:** which absorb heat from the outside air and then transfer it directly into your home via a fan system to heat a room; and
- **Air to water heat pumps:** which absorb heat from the outside air and then transfer it via your central heating system to provide hot water heating, radiator, or underfloor heating in an indoor space.

9.61 Air source heat pumps can be considered in the IGWHS where:

- The pump box would be located on a wall that is not ordinarily visible from the highway or public realm. Siting on front elevations would be unlikely to be supported due to the visual impact, but siting at ground floor level on rear elevations or tucked into discreet corners can usually be supported.
- Where more prominent locations are unavoidable, the pump is housed or screened by a structure that is sensitive to the historic character of the area.
- They are positioned to minimise noise from the operation of the pump.
- For a listed building there would be no damage to external and internal historic fabric or architectural detail.

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Ground Source Heat Pumps

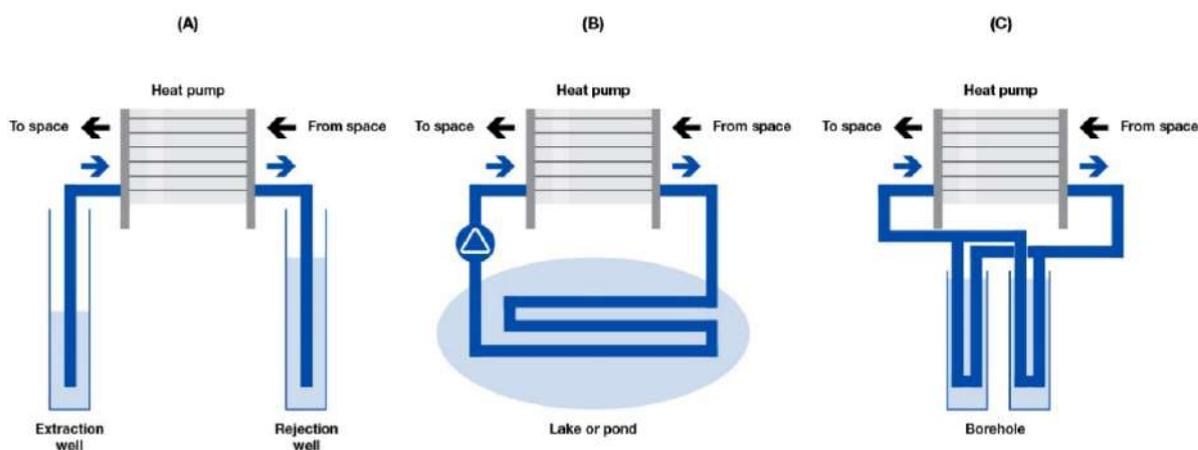
9.62 Ground source heat pumps require a large area in which to install the pipe loops. Excavation is required either horizontally, where large areas are required to accomplish the necessary heat exchange, or vertically where there may be issues of ground instability.

9.63 Ground source heat pumps can be considered where:

- The proposal is supported by a Ground Instability Assessment (see section 1 of this Annex) early in the planning process.
- They would be located in areas where ground conditions and land stability are potentially more suitable.
- Below ground archaeology and biodiversity have been considered and any impacts can be mitigated.

9.64

Figure 21: Ground Source Heat Pump systems



Further guidance on the permits, consents and licences on open loop heat pump systems, which are regulated by the Environment Agency and can be found on GOV.UK: <https://www.gov.uk/guidance/open-loop-heat-pump-systems-permits-consents-and-licences>

Wind Energy

9.65 This form of renewable energy would be impossible to locate within or in the setting of the IGWHS without having a severe negative impact on the Outstanding Universal Value of the IGWHS due to the likely height needed to provide power, the stand-off areas and infrastructure necessary to take the electricity to the grid.

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Building Insulation and Renewable Energy - Key Guidance Points

Proposals should consider...

- Locating solar generation in areas that have minimal visual impact on the surrounding area such as rear of properties, use of innovative solar tiles and concealed ground level provision.
- Whether biomass energy production on a small scale is appropriate where the necessary infrastructure and associated storage can be located within a suitable existing building or a well-designed new building that is in keeping with the surrounding area.
- Whether air source heat pumps can be situated in inconspicuous areas and where the infrastructure will not damage the internal historic fabric of the building or be visible from the public realm.
- Whether ground source heat pumps can be situated where the necessary excavations will not damage the land stability, biodiversity, archaeology or any aspect of the Outstanding Universal Value of the IGWHS or historic fabric of a building within the IGWHS.

Proposals should avoid...

- Use of standard solar/PV panels in publicly visible locations or where they would harm the special interest of a listed building.
- The use of biomass where it would lead to unacceptable changes to the property as part of installation, or inappropriately designed or located additional storage units.
- Siting air source heat pumps in highly visible locations.
- Ground source heat pumps in areas of known ground instability.
- Wind generation schemes, as turbines will not be supported within or on the edge of the IGWHS due to visual impacts.

4.3 Electric Vehicle Charging Points

9.66 The UK's electric vehicle (EV) charging infrastructure is continually growing and changing shape to meet the needs of the growing number of EV drivers. Within the IGWHS there are opportunities for charging points to serve homes and workplaces, as well as public charging points in car parks.

9.67 Where a building or site is not listed or a scheduled monument, there are certain permitted development rights for EV charging points, and planning permission is not required to install fittings of a certain size and height, subject to their location⁽²⁵⁾.

9.68 Any charge points fixed to a Listed Building or any of its outbuildings or boundary walls will need Listed Building Consent.

9.69 EV charging points are essentially modern in design and can appear incongruous in the context of historic buildings and street scenes, to the detriment of the Outstanding Universal Value of the IGWHS, so careful siting is required.

9.70 Design considerations for EV charging points in the IGWHS include:

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- Charge points in a domestic setting should be sited in discreet locations such as within a garage or outbuilding or to the rear of a property where the parking arrangements permit.
- Where this is not possible, consider screening the modern fittings, or locating them on the inner face of boundary walls out of view.
- Running cables outside the curtilage of a property and across public highways or footpaths to reach a vehicle will not be supported due to issues of obstruction and the potential for trip hazards.
- In commercial, business or public car park locations the size, type and design of charging infrastructure should be such that it minimises the visual impact on the surrounding area. Consider more recessive colours for fittings as well as less prominent areas.
- For commercial or businesses locations and in public car parks, there may be opportunities to install additional passive infrastructure such as ducting to allow additional EV charge points to be more easily installed in the future and minimise future disruption.

Electric Vehicle Charging Infrastructure – Key Guidance Points

Proposals should consider...

- The size, location and design of the charging outlet as per the above criteria.
- In the case of commercial / business / public car park proposals consider opportunities to install passive infrastructure to facilitate additional points in the future.

Proposals should avoid...

- The need to run charging cables across public highway or footpaths.
- The installation of infrastructure at public locations that would create a negative visual impact.

4.4 Designing for Flood Risk

9.71 Flooding is an ever-growing problem in the Ironbridge Gorge, with climate change set to increase the number of extreme weather events affecting the area.

Historic Setting

9.72 The rivers and watercourses in the Gorge are key to the setting of the World Heritage Site, at the heart of which is a long, linear settlement along the River Severn and up into the Coalbrookdale valley. Historically, the River Severn provided a transport route for goods and people and the Coal Brook was a key power supply used to drive mill wheels and industrial processes. As a result, flooding has been a threat to the communities close in the Gorge for centuries.

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Figure 22: Ladywood before and during a flood event



9.73 This history also means that the watercourses in the Gorge have been heavily modified and changed over time, and there are a number of historic structures in and along them, including culverts, mill wheels, leats, sluices and wharfs, which can affect flood risk.

Main Flood Sources in the World Heritage Site

9.74 River Severn - This is flooding from the river, usually following rainfall in Wales. There is normally good warning that flooding from the Severn is expected, and the Environment Agency are responsible for managing the flood risk from the River Severn. Flood depths can be quite deep, and the groundwater will rise to the same level as the river along the whole river corridor.

9.75 Coal Brook - The brook is a designated Rapid Response Catchment (flash flooding area), and flooding is caused by heavy rainfall over Coalbrookdale itself and its catchment. This means that there could be little or no warning before it floods. The flood risk from the Coal Brook is very different to the flood risk from the River Severn, due to the speed at which it can happen. The Environment Agency are responsible for managing the flood risk from the Coal Brook.

9.76 Surface Water Runoff - The hillsides in the Gorge are steep and rain falling on them will quickly run downhill. Sealed surfaces such as driveways can speed up runoff and roads can channel water. Runoff down the hillsides can also cause erosion and flooding can occur if flow routes are obstructed by buildings or structures. Telford & Wrekin Council and Shropshire Council for their respective administrative areas are responsible for managing the flood risk from surface water and the public highway.

9.77 Public Sewers - The sewerage system serving the IGWHS is historic and largely combined, and therefore during heavy rain, is at risk of flooding. The sewers can also flood when they block, usually as a result of misuse. More severe rainfall as a result of climate change also increases the chances of the sewers being overwhelmed. Severn Trent Water are responsible for managing the flood risk from public sewers.

9.78 Land Quality - Ground movement in the area is not new and has occurred since the Gorge was formed, as explained earlier in this chapter. A potential landslide however may lead to a partial or total blockage of the river. In the event that this occurs, an emergency plan prepared by Telford & Wrekin covered within 'Land instability in the Gorge'⁽²⁶⁾ will be implemented to minimise the risk to the public.

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9.79 Groundwater Quality - Groundwater flooding usually occurs in low lying areas during periods of sustained heavy rainfall. During these periods, rain infiltrates into the underlying rocks and strata, raising the water table above the level of the surrounding ground. There can be substantial time-lags between the persistent or heavy rainfall events and flooding resulting from the emergence of ground water. This is due to the relatively slow rate at which water percolates into and moves through permeable strata.

Flooding Impacts

9.80 The landform of the Gorge means that both the River Severn and the Coal Brook have very little floodplain.

9.81 Once the rivers flood, not only does flooding affect a number of homes, businesses and historic sites throughout the IGWHS, but they can also cut off several key roads across the River Severn and in and out of the Gorge, including access for emergency vehicles to some areas.

9.82 Some properties that are not at risk of flooding may also still be cut off to vehicular and even pedestrian access.

9.83 The economic cost to homeowners, businesses and tourism and the mental health impacts of flooding are also well documented, as well as the draw on time and resource for homeowners defending their properties and Emergency Services responding to floods.

9.84 In the last three years (2020 to 2022) two museums in the IGWHS have been affected by severe flooding along with a large number of residences and businesses.

9.85 Flood insurance can also be a problem in the Gorge. Both residential dwellings and businesses find it very difficult to access flood insurance, however there are some steps that can be taken to help reduce some of the impact on both new and existing properties. All new development should be directed away from areas of flooding and designed to reduce flood risk.

Protecting Properties from Flooding

9.86 While some areas of the Gorge benefit from strategic flood defences, these only offer limited protection. A number of properties also have their own flood defence systems such as Property Flood Resilience. Property Flood Resilience includes both resistance measures to keep water out and recovery measures to speed up the drying out and recovery process (see next section on Managing Flood Water Inside Buildings).

9.87 There are also, a number of modifications that may be built into new buildings or added to old ones to manage flooding. Specialist advice should always be taken to identify the best options for a building given the type(s) of flood risk to which it is most at risk, taking into account both the needs of the people who will be using it, and the need to consider the Outstanding Universal Value of the IGWHS.

9.88 A large amount of guidance exists about Property Flood Resilience, and considerations for properties within the World Heritage Site are set out below:

9.89 **Flood Warnings** - The amount of warning available before a flood will influence the best methods to manage flooding; Barriers that need to be manually installed for example are unlikely to be suitable for flash flooding such as the Coal Brook but may be suitable for river flooding

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from the River Severn. Flood warnings for the River Severn are available via the Environment Agency's Floodline service and Telford & Wrekin Council have a flood warning system for the Coal Brook.

9.90 Environment Agency

- <https://www.gov.uk/sign-up-for-flood-warnings>

9.91 Telford & Wrekin Council

- https://www.telford.gov.uk/info/20474/streets_and_roads/247/flooding_and_drainage/2



FLOOD ALERT



FLOOD WARNING



**SEVERE FLOOD
WARNING**

9.92 Keeping Water Out of a Property (Flood Resistance) - Resistance measures can include walls, doors and barriers. These can be permanent or temporary and the types of materials used will need to be considered on balance, taking into account the surrounding character and appearance, the height of flood protection they can offer, and their suitability to the type of flooding being experienced.

9.93 Temporary features are also dependent on the person installing them knowing when they will need to do so and being physically present at the time of a flood event.

9.94 For some historic properties, with e.g., timber construction or minimal foundations, or where features of particular heritage significance would be compromised, it may be better to allow the property to flood but minimise the damage and reduce the amount of time it takes to make a building habitable again.

9.95 Design considerations for installing flood resistance measures within the IGWHS:

- The ideal solutions for the IGWHS will minimise visual impacts or impacts on historic fabric outside of a flood event and should be used wherever practicable.
- Consider temporary non-fixed barriers first, i.e., without permanent attachments and which require installation just prior to a flood, these can fit into some door jams, gate posts, windows etc. depending on the structure;
- If this is not possible temporary fixed barriers which involve permanent fixings on a structure but still require installation before a flood;
- Permanent flood proof air bricks are not always suitable for historic buildings, but if in discreet locations and coloured to match the existing wall may be acceptable.
- Flood gates and doors are increasingly available in 'heritage' design options which may be acceptable within the IGWHS. However, where this would necessitate the removal of historic door joinery or gates, this would harm the authenticity of the IGWHS and so would need to be soundly justified.

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- Permanent walls can be considered in exceptional circumstances where alternative means of protection are impossible, but will nevertheless need to be designed to reflect the historic character of the area in order to minimise impacts on the Outstanding Universal Value of the IGWHS.
- Temporary seals for air bricks and/or non-return valves on toilets and drains are solutions that can easily be used and do not require any Planning Permission or Listed Building Consent.

Figure 23: New housing set above undercroft to allow for flooding



9.96 Managing Flood Water Inside Buildings -It's not usually possible to prevent flood water from entering a property entirely. Water will find pathways through the ground and along service lines such as sewers and ducts. Most flood defences (both strategic and property level) still need to manage water that gets around barriers.

9.97 Using the right materials is one way to help to reduce flood damage. A number of historic properties already have adaptations that help minimise this such as tiled floors and lime plaster which is able to get wet and then dry out again.

9.98 Things like removable carpets/rugs and hoists to suspend furniture above the ground have also historically been used to minimise the damage caused by flooding inside a property.

9.99 More modern installations such as kitchens and electric fitting can also be designed or adapted. New kitchens can be built out of flood resistant materials or to be modular so they can be removed, and electric sockets can be raised to prevent water damage.

9.100 Installation of pumps - Most flooding to properties along the River Severn occurs where water floods up through floors as well as through doorways. As such, any system trying to keep water out or just to manage water levels within a building is likely to require flood pumps. Flood pumps will need to be located at the lowest point possible and digging sumps within a

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Listed Building may require Listed Building Consent. The electric supply feeding pumps should also be considered, as the pumps will cut out if the electricity shorts. This could be the ring main within the house or the exterior supply.

Planning Permission and Listed Building Consent

9.101 Flood resilience measures that alter the fabric or appearance of a building may require Planning Permission and / or Listed Building Consent. This would include features like flood doors, alterations to boundary walls, permanent barrier fixings and sumps. The relevant Local Planning Authority (either Telford & Wrekin Council or Shropshire Council) can provide advice on what would or would not require Planning Permission and the information that would be required with any such Planning Application (e.g., Heritage Impact Assessment, Elevation Plans etc.) – this may be via a pre-application service.

9.102 Depending on the alterations required such Planning Applications would be dealt with on a case-by-case basis. It should be noted that any alteration that causes damage or results in a removal of any feature that was considered to impact the Outstanding Universal Value of the IGWHS and or the significance of a Heritage Asset would be unlikely to be supported.

9.103 It is therefore imperative to have a clear understanding of the building, through the completion of a Heritage Impact Assessment, so that the design of any flood risk defence mitigates against any damage to the Outstanding Universal Value of the IGWHS and the significance of relevant Heritage Assets.

Opportunities for Historic Buildings

9.104 Historic England have been involved in several flood resilience trials in the context of heritage assets. They publish guidance for flooding and historic buildings, which can be found here:

- <https://historicengland.org.uk/advice/technical-advice/flooding-and-historic-buildings/>

9.105 There are also increasing numbers of heritage specific property flood resilience measures available, and although still relatively small, this market is growing. Some options are more expensive than others, but the increasing number of heritage styles and materials available means that there is now more opportunity to “shop around”.

Historic Buildings after Flood Events

9.106 In the event a historic building is flooded the following is advised:

- **Clean up any damage sensitively** - Don't remove wet plaster or joinery indiscriminately, it may well recover once the building has dried out. Once debris has been cleared away clean all surfaces with detergent or disinfectant if necessary.
- **Dry the building out slowly** -Natural ventilation is ideal to ensure no rapid change in humidity that might damage historic fabric. If necessary, use extraction fans, low heating levels and dehumidifiers. Some timber fittings, such as door linings or floorboards may need to be selectively removed to hasten drying or prevent buckling. If any fabric needs to be removed, make sure it is recorded first so it can later be reproduced.
- **Avoid unnecessary repairs or alterations** -Lime plaster and timber are natural materials that are breathable and will usually survive if left to dry out naturally. Salt deposits may appear during drying but can be brushed or vacuumed off. Check if any repointing is required

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and use lime mortars. The use of these materials will also assist in the drying process allowing properties to become habitable sooner following a flood event.

- **Make sure insurers and contractors are aware if your building is listed** - Standard responses to flood damage include tanking, modern gypsum plaster, cement rich mortars and water-repellent products. These measures can all lead to damage to the building in the long run through hindering the natural breathable properties of the historic fabric. Remember your building spends more time above than under water!
- **Check if you need Listed Building Consent or Planning Permission to make any alterations** - Even in the event of flood damage, any change to the materials or architectural details of a Listed Building are likely to need consent, and within the IGWHS certain external works may need Planning Permission too. The relevant Planning Department (at Telford & Wrekin Council or Shropshire Council as appropriate) can provide advice.

Flood Risk - Key Guidance Points

Proposals should consider...

- Risk of flooding from all sources and how this flooding occurs.
- Directing new development away from areas of flood risk.
- Ensuring that new development does not increase flood risk.
- The type, age and setting of an existing or proposed property.
- Other flood risk factors such as flood warnings, property access, electricity supply, and the availability of insurance when designing new properties or altering existing properties.
- Getting specialist advice on how water may be entering your property and what options could reduce this.
- Ensuring that any development in flood risk areas is resilient to flooding.
- The best materials to use, considering both heritage of the property and risk of flooding.
- Different properties individually – no two properties, settings or flood risks are the same and different users will have different needs.
- Following specific guidance on addressing flood damage to a historic building and take advice where required.
- The use of temporary flood barriers throughout the duration of a flood event.

Proposals should avoid...

- Permanent barriers that have a visual and material impact on the Outstanding Universal Value of the IGWHS will be discouraged.

4.5 Alterations, Extensions and Refurbishment

9.107 The alterations, extensions and refurbishments that take place on existing buildings within the boundary of IGWHS can over time have a significant cumulative impact on the character and appearance of the area and its Outstanding Universal Value. If these are designed in a sympathetic way, reflecting the intactness and authenticity of the building, then the works will support and strengthen the Outstanding Universal Value of the IGWHS rather than damage it incrementally.

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9.108 Telford & Wrekin Council commissioned a detailed Conservation Area Management Plan in 2016 which lays out in detail advice regarding alterations, extensions and refurbishments to existing historic built structures within their administrative area. This guidance should be read in conjunction with the Conservation Area Management Plan which also applies to the Telford & Wrekin administrative area.

9.109 The built environment that makes up the IGWHS includes the six key character areas:

- **Coalbrookdale;**
- **Ironbridge;**
- **Coalford;**
- **Jackfield;**
- **Coalport; and**
- **Madeley.**

9.110 Each of these key areas have their own unique historical development with a variety of building types and materials, differing from one to the next.

9.111 When proposing alterations, extensions and refurbishment it is important to follow a general set of principles that are applicable throughout the IGWHS as a whole and are set out below. These rules are intended to protect the Outstanding Universal Value of the IGWHS and have been categorised by type of works in the sections below.

Extensions and Outbuildings

9.112 Extensions and new outbuildings - including garages, sheds, home offices, bin stores etc - should be carefully located where they would not impact on the Outstanding Universal Value of the IGWHS and should be subordinate in scale to the principal buildings and not disrupt the historic street scene. Usually this means siting new work to the rear of a property. New outbuildings to the fore of a historic building, or as a front extension, will disrupt the authentic historic character of the area and host building and will usually be strongly resisted. Due to the nature of the Gorge, additional care may need to be taken to site and design outbuildings to the rear or side of a building where this could still be a prominent location within the street scene.

9.113 New work should be consistent in terms of form and scale with the historic context. Height, width and depth of floor plan and roof forms should be carefully considered, and the shape and size of window and door openings reflect historic precedents.

Walling Materials

9.114 The local material palette should also be maintained, which consists of a wide variety of brick types, and some buff-coloured sandstone. The type, colour and texture should be appropriate to the specific character area. Consideration should be given to the brick bond or coursing of stonework to fit in with the local environment. Developments should avoid the use of overtly modern or inappropriate materials, such as imported non-local stone, render, concrete, timber or other modern cladding materials as this would negatively impact the character and appearance of the area and the Outstanding Universal Value. Due to the nature of the Gorge, additional care may be needed to be taken to site and design outbuildings to the rear or side of a building where this could be a prominent location within the street scene.

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9.115 Existing historic elevations and walls should be retained and repaired with any eroded or damaged masonry made up to match. Point new and re-point existing brickwork where required with lime mortar and ensure that the type of pointing reflects the original, e.g., flush or recessed pointing, the grain, texture and colour, and the width of joints.

Figure 24: The fine lime pointed joints of ashlar stonework should not be removed. Repointing in hard cementitious mortar is both damaging to the visual character and causes harm to historic fabric



Roof Works

9.116 Roof forms, whether new roofs or alterations to existing roofs, should sit within the existing roof scape of the building, be subordinate in scale to the original building, and reflect the host building's roof pitch, enhancing the grain of the surrounding roof scape. Tile materials, dimensions, textures and colours should all be consistent with those of the host building, and not introduce new materials or designs that could negatively impact the surrounding area and the Outstanding Universal Value of the IGWHS. Interlocking concrete and artificial slate is not suitable on historic buildings or on new buildings within the IGWHS, and modern flat roofing systems should only be used in locations where there is no public visibility or impact on the special historic or architectural interest of a listed building.

9.117 Thought should be given to the finer detail such as ridge tiles, roof verges and eaves, to be consistent with the host building or local street scene. Bargeboards and fascia boards are rare within the historic street scene of the IGWHS and should only be used where there is a clear historic precedent.

9.118 Where re-roofing or repairing an historic property, the materials will be expected to reproduce the historic character. Every effort should be made to salvage the existing tiles for re-use, particularly where it may be difficult to source replacement decorative tiles such as fish-scale, ridge or polychromatic tiles.

9.119 Where a historic property has previously been re-roofed in a non-historic material, such as concrete tiles or modern pantiles, reinstatement of the traditional historic materials will be supported.

9.120 Dormer windows should only be introduced where there is a historic precedent for their use, and then they should accurately reproduce historic detail.

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9.121 Roof lights can interrupt the uninterrupted tiled roof scape that is so characteristic of the IGWHS. The use of roof lights will therefore be resisted unless it can be justified and is in a discrete unobtrusive location. Where this is the case, flush-type 'conservation' roof lights of metal construction should be used, with glazing bars appropriate for larger openings.

Porches

9.122 It will not always be appropriate to introduce a porch to the historic frontage of a building where it would harm the design of the original or incorporate them into new designs where there is no precedent in the local street scene. Where appropriate, care should be taken to reference the status, period and style of the building. Shallow pitches, sheet materials or felt coverings are not typical to the area.

Figure 25: Historic front doors often have simple door-cases or canopies, but some examples of ornate carved Victorian porches can be found. New porches should generally be confined to simple canopies drawing on the historic.



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Rainwater Goods

9.123 Existing lead and cast-iron rainwater goods including hoppers, should be retained and gutters fixed using traditional gutter brackets. If the original is unusable, then matching rainwater goods should be used and new brackets forged to match.

9.124 Cast iron or cast aluminium (with hammered paint finish) should be used for new rainwater goods and external plumbing.

9.125 When painting rainwater goods an appropriate recessive colour should be used, unless lead downpipes are being used.

Chimneys

9.126 Chimney stacks are a key feature of the historic roof scape. Removal of existing historic chimney stacks and/or chimney pots will usually be resisted, particularly where they are visible from the public realm, or are of significance to a listed building. Incorporating traditionally detailed brick chimneys into new schemes should be considered, this has been achieved successfully in recent residential schemes, such as at Reynolds Wharf, Coalport.

9.127 Pastiche or fake dummy chimneys made of inappropriate materials will be discouraged.

Painting and rendering

9.128 Historic finishes should be retained and maintained. Painting previously unpainted surfaces such as brick elevations will not be supported. Similarly, rendering of previously un-rendered walls will also not be supported. Where unsympathetic painting or rendering of historically exposed masonry has been carried out, reversal will be encouraged. However, any proposed removal of existing paint decoration from masonry must be carefully considered, tested and carried out by a specialist experienced in conservation work. Failure to do this could result in serious damage to the brick or stone surface if the wrong method of paint removal is used.

9.129 Appropriate traditional colours are recommended for re-decorating existing painted surfaces for joinery including doors and windows, it is important to note that untreated or stained timber was very rarely used historically. Paint was used as a protective treatment throughout the 18th to 19th centuries when the majority of the buildings in the IGWHS date from.

Colour Palette

9.130 It is important to use appropriate paint colours for external joinery, ironwork, and renders. The use of certain modern colours can have a significantly harmful impact on the overall character of views and street scenes, and affect the authenticity of the IGWHS.

9.131 Where historic features survive it is best to choose colours appropriate to their age, and in all circumstances avoid modern bright colours, including bright whites which have no historic precedents. Buildings within the IGWHS mainly date from the Georgian through to the Edwardian eras. Considerations for external painting in the IGWHS are as follows:

- In the Georgian era windows and doors were mainly painted in dark green, off-white or dark brown. Some higher status buildings had doors painted in dark reds or blues.

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- In the later Victorian and Edwardian eras there was an increase in the production of commercially available paints and changing technologies made a wider range of colours available. But chocolate brown and olive green remained popular for both doors and windows, whilst dark red and dark blues became more widespread for doors.
- Bright white did not become available until the mid-20th century.
- Even on one building there would have been a hierarchy of colours. For example, outbuildings and secondary doors would have kept to the darker hard-wearing colours.
- Historic rendered elevations were often designed to replicate stone and were not necessarily painted. Where painted, the colour was a yellow-brown colour to imitate stone. So darker stone shades are more appropriate than whites or creams.
- Window and door lintels and sills were also not designed to be painted but left as exposed stone or brickwork.
- Iron railings and gates were painted in blue, green or lead grey in the Georgian period, and green, dark blue, red and chocolate brown in the Victorian period. Black became standard only from the early 20th century.
- Shopfronts within the IGWHS mainly date from the later Victorian era using mainly restrained darker shades: burgundy red, black, brown from dark rust to chocolate, greens from a yew tree green to olive and dark blue. The fascia would have a more diverse colour pattern, but the selection of colours would still reflect the main shopfront colour. Gilding was used as a highlight and fascia signs were either gilded or hand painted.
- Colours used for internal schemes of decoration differed from those used on the exterior of buildings.
- Stained wood was rarely used for external joinery, which had painted finishes as a protection against rot.
- True gloss paint, as we know it, did not arrive until the Edwardian period so it is more authentic to use satin or eggshell finishes.
- Industrial buildings kept to cheap hard-wearing colours, ranging from dark to mid brown and black.

Windows and Doors

9.132 The proportions, detailing, materials and finishes of doors and windows make an important contribution to the character and authenticity of individual buildings and the contribution they make to the wider street scene and Outstanding Universal Value of the IGWHS.

9.133 A wide range of historic window and door joinery survives within the IGWHS, varying according to the status of a building and its age, as well as the character area. There are examples of casement windows, with the 'ladder' style particularly distinctive of the area, sash windows particularly in higher status dwellings, and cast-iron window frames, often in more industrial buildings. (These are discussed in detail in the Severn Gorge Conservation Area Appraisal and Management Plan).

9 Guidance for Development in the IGWHS

Figure 26: Historic windows in the IGWHS should be retained and used to guide the design and materials of new: vertical sliding sashes, cast iron window, ladder style casement



9.134 Proposals relating to doors, door cases and windows should consider:

- Original timber doors and windows should be repaired and retained where possible with exact timber replacements where appropriate;
- Cast iron windows should be repaired and retained;
- Historic glass in existing single-glazed windows should be retained;
- When considering upgrading the thermal value of an existing window this should be carried out by draught stripping and/or secondary glazing (subject to suitability);
- Where windows have been replaced inappropriately and are due for replacement the subsequent window should look to revert back to the original intended design, materials and finish;
- Double glazing may be supported where there is no loss of significant historic joinery and there is an enhancement to the overall character of the area, but these will be expected to closely replicate historic designs;
- Fixing glass should be carried out with a simple traditional pitted struck bed. Timber beading should be avoided as this is not a traditional detail;
- Enlargement of window openings or creation of new, particularly on front elevations, will likely be resisted;
- In new work extensions and new builds, solid to window ratios should be maintained so that the new will blend in with the old;
- Door and window styles and materials should reflect the architectural character or age of the host building for old and new buildings;
- Inauthentic materials such as upvc, composite or aluminium will be resisted;
- Applied glazing bars or glazing bars set within double glazing will be resisted in existing and new buildings, and the section/profile of the historic frames and glazing bars should be closely reproduced;
- Fanlights and patterned glazing within doors are not appropriate and will be resisted in existing and new buildings; and
- The use of stained timber should be avoided in favour of traditional painted finishes in existing and new buildings.

9 Guidance for Development in the IGWHS

Boundaries and walls

9.135 The character of boundaries throughout the IGWHS makes a significant contribution to its character and Outstanding Universal Value. Particularly adjacent to streets and lanes and in front of buildings, they are to the fore of key views and provide the most immediate impact on the street scene.

9.136 Due to the nature of the gorge, retaining walls in brick and stone are prominent features in the landscape and combine with brick boundary walls and the narrow lanes to create distinctive street views. Locally produced ironwork adds particularly important detail, reflecting the local industries of the IGWHS as well as historic architectural fashions.

9.137 When considering proposals for boundaries it is important to consider:

- Existing historic boundary treatments should be retained and repaired with matching materials. Salvage and re-use existing materials as far as possible. Broken cast iron, for example, can be repaired and damaged items should not be automatically replaced.
- Maintain use of painted ironwork for railings, whilst avoiding the use of overtly modern or inappropriate boundary treatments i.e., timber fencing etc.
- Post and rail fencing with hedges may be appropriate on the more rural edges of the IGWHS, but close-boarded fencing will not be supported.
- Scale and design of boundary treatment should be appropriate to the surrounding area and use of the site.

9 Guidance for Development in the IGWHS

Figure 27: Traditional boundary treatments in stone and brick, sometimes with iron rails and gates, are key characteristics in the street scene



Hard Surfaces

9.138 Road surfaces, courtyards, paths, parking areas and other hard surfaces all contribute to the overall character of the IGWHS. The loss of surviving historic paving or use of inappropriate materials can have a serious impact on the authenticity and integrity of the IGWHS.

9.139 When considering proposals for boundaries it is important to consider:

- Retaining and repairing any historic brick pavers, garden paths or steps or stone flags where these are of significance to the Outstanding Universal Value of the IGWHS.
- For new work, reproduce historic detail appropriate to the location and character area of the IGWHS.
- Avoid large expanses of hard surfacing to the fore of properties where gardens and historic boundaries are of significance to the Outstanding Universal Value of the IGWHS.
- Avoid use of concrete or tarmac surfacing.
- Drives and parking areas should use informal surfaces such as gravel or bound gravel, or historically derived brick pavers.
- Use materials and colours that are appropriate to the historic environment, e.g., avoid 'Cotswold gravel' or granite setts where there is no historic precedent.

9 Guidance for Development in the IGWHS

- Avoid painted road markings, e.g., for parking bays and demarcate with alternative brick treatments.
- Avoid signage, but, if necessary, consider design and location.

Figure 28: Use of sandstone setts, stone flags and brick pavers for new hard surfaces



Figure 29: Bound gravel paths and post and rail fencing preserve the more rural character of areas such as Coalport



Commercial Properties

9.140 Generally, the principles set out above apply equally to properties in retail or commercial use as to domestic properties.

9.141 Telford & Wrekin Council also has a guide detailing the principles of design for old and new shopfronts within conservation areas which should be used for proposals in the IGWHS:

- https://www.telford.gov.uk/downloads/file/1429/shop_fronts_and_signage_design_guidance_in_conservation_areas

9 Guidance for Development in the IGWHS

Alterations, Extensions and Refurbishments – Key Guidance Points

In summary of the guidance set out within the section, the following broad principles should be followed for alterations, extensions and refurbishments.

Proposals should consider...

- Retain and repair all historic fabric where possible.
- Make alterations to historic buildings only if they are in sympathy with the host building, replicating its architectural style and materials.
- Use appropriate traditional materials, including lime mortar for pointing masonry.
- Avoid alterations to front elevations unless restoring lost historic detail.
- Installation of roof lights may be acceptable where not generally visible and where using conservation flush fitting types.
- Consider the detail of roofs, walls, window and door surrounds and chimneys, not just the materials.
- Carry out boundary treatments using traditional materials including cast iron railings, brick and stone walls or post and rail fences.
- Build garages, outbuildings and garden structures reflecting the character of the host building i.e., brick walling with a pitched tiled roof.
- Site outbuildings or extensions to the rear or in discreet locations.
- Any extension should be subservient to the original building and the design should not compete with either the host or adjacent buildings.
- Use windows, doors, dormers and boundary treatments that reflect the host buildings original design and materials, as well as the location's predominant styles.
- Use of historically appropriate paint colours and avoidance of non-historic surface treatments.

Proposals should avoid...

- Using upvc, composite or aluminium windows and doors or upvc rainwater goods, as they should instead utilise traditional and sympathetic materials.
- Using roof lights on elevations that can be viewed.
- Using double glazing where original windows exist as this will likely be resisted as it can lead to the loss of historic fabric. Secondary glazing would be preferred.
- Using Interlocking concrete, artificial slate or other modern materials for replacement roofs.
- Using flat roofs for garages, outbuildings and garden structures, unless the building is well hidden.
- Creating areas of hardstanding that dominate the site and propose unsuitable materials or result in the loss of original boundary features.

Discussion with a specialist conservation officer should always be sought prior to any works taking place through the appropriate pre-application enquiry route.

9 Guidance for Development in the IGWHS

4.6 Redundant Buildings, Change of Use and Buildings at Risk

9.142 It is important to stop the accumulation of redundant buildings within the IGWHS. To reduce the risk to the IGWHS Outstanding Universal Value it is important that a viable economic community is supported to ensure that the local population can afford to remain within the IGWHS. A redundant building is at considerable risk of rapid deterioration through decay and vandalism, it is also a visible sign of neglect and decline.

9.143 Vacancy and the uncertainty of future uses threaten the Outstanding Universal Value of the IGWHS. Potential problems do not just relate to those buildings that are no longer in use now but to the significance of the IGWHS as a whole.

9.144 Over the centuries the IGWHS has seen incredible changes from the beginning of the industrial revolution to the post-industrial revolution. This has left many industrial buildings without the original use they were designed for. The production of goods has reduced over the years and the local economy is now much more directed to services, leisure and tourism, with just a small but significant remnant engaged in production.

9.145 Key industrial buildings and sites such as the Darby Furnace, Iron Bridge, Bedlam Furnace, Coalport China Works, Coalbrookdale Iron Works and Craven Dunnill tile works at Jackfield have been adopted by the Ironbridge Gorge Museum Trust or English Heritage and the guardianship, care and protection of these are generally well managed.

9.146 Buildings which are more susceptible to vacancy include places of worship, institutions, schools, large residential properties and commercial buildings.

9.147 These larger scale properties can often remain redundant for very long periods owing to difficulties in finding a use that is appropriate for the historic property and at the same time viable.

9 Guidance for Development in the IGWHS

Figure 30: Redundant Buildings



9.148 Any applications being made for conversion of buildings or redevelopment of sites must have a detailed Heritage Statement and Heritage Impact Assessment appropriate to the significance of the site and should provide a robust justification for the degree of alteration or development. It will be generally expected that there will be no net harm on heritage significances, balancing the benefits of bringing a building or site back into use with identified impacts on all relevant heritage assets, including the IGWHS.

9.149 The sub-division of plots can have a dramatic effect on the character and appearance of designated and non-designated heritage and the Outstanding Universal Value of the IGWHS and will not be supported if the significance of a Heritage Asset or the Outstanding Universal Value of the IGWHS is damaged by the proposals.

9 Guidance for Development in the IGWHS

Redundant buildings, Buildings at Risk, Change of Use – Key Guidance Points

As a general guide, for buildings of any scale or significance proposals should consider:

Proposals should consider...

- Principal structural walls should be retained and repaired with appropriate materials.
- Principal roof trusses and framing elements should be retained and similarly repaired.
- Original roof coverings should be retained (or, in the case of sheet materials replaced with an appropriate alternative, perhaps offering higher insulation standards).
- Original architectural features, fixtures and fittings should be retained.
- Original glazing opening patterns and lights should be retained and repaired where possible.
- Where possible (and consistent with a changed use) material evidence of the buildings original use should be kept – be it industrial, agricultural, civic, or religious.
- There must be a net gain for biodiversity and habitats will not be damaged by conversion or redevelopment of a site.

Proposals should avoid...

- Alterations to the external appearance of the building.
- The introduction of new doors or windows, including roof lights.
- Harmful subdivision of buildings or curtilages.
- Insensitive signage inappropriate to the historic use of the building.

4.7 Museums, Monuments and the Visitor Economy

9.150 Much of the industrial heritage within IGWHS is held by the Museum Trust and it is essential that Telford & Wrekin and Shropshire Councils work closely, through the IGWHS coordinator's role, to help facilitate the maintenance and repair of the existing building stock and to assist and encourage a formal maintenance regime that will encourage volunteering and trade craft learning within the IGWHS.

9.151 Monuments found within the IGWHS are numerous and are now covered within the NPPF chapter 16 which instructs Local Planning Authorities to be less favourable in regards proposals that do not protect and retain monuments set within designated heritage assets.

9.152 It is essential that encouragement is given for conservation management plans to be drawn up for all monuments within the IGWHS and that regular surveys setting out planned maintenance programmes are developed and carried out by major building holders. Maintenance of the civic, religious and former industrial buildings is important to protect the fabric of the Outstanding Universal Value of the IGWHS and to set an example for other property owners within the IGWHS.

9.153 The visitor and service economy are vital to maintaining the viability of the communities within the IGWHS and will allow sufficient income to be generated, to be reinvested in the Outstanding Universal Value of the IGWHS.

9 Guidance for Development in the IGWHS

9.154 As the Gorge is such a complex site to manage, the more well-designed statistical analysis of visitor and residential populations that can be undertaken the better. This would help inform and gain a greater understanding of the dynamics of the population and would be beneficial in balancing the residents' requirements with those of the visitors. Monitoring the demographics of the area, number of residents, householders or rentals etc. could provide useful markers.

9.155 The need to achieve a balance between essential services and community facilities for residents (school, pubs, food shopping, financial and other services, local health facilities, places of worship, community halls etc.) and the provision of tourist-oriented services (cafes, restaurants, gift shops, accommodation etc.) remains an on-going challenge.

Museums, Monuments and Visitor Economy – Key Guidance Points

Proposals should consider...

- Having an up-to-date Conservation Management Plans for all key monuments.
- Making sure that regular condition surveys and planned maintenance programmes are in place.
- That tourist accommodation proposals will be supported where no damage to the Outstanding Universal Value of the IGWHS will take place.
- That retention of local services will be encouraged, and any loss will need to be fully justified.
- That proposals that provide further tourist experience within the IGWHS and allows further understanding of the Outstanding Universal Value of the IGWHS will be considered on merit.

9.5 Guidance for the Maintenance and Development of Infrastructure

9.156 Infrastructure refers to the basic physical systems of a business, region or nation. These systems tend to be capital intensive and high-cost investments that are vital to economic development and societal prosperity. For the IGWHS the main aim is to develop sustainable, resilient and inclusive infrastructure ranging from access to highways, maintaining economic prosperity in businesses, improving and maintaining the Green Network and protecting and enhancing neighbourhoods from the effects of climate change.

9.157 Protecting the existing historic building stock within the IGWHS and building in resilience into infrastructure is critical to combat the negative impacts on the environment of the IGWHS.

9.158 Climate resilience will become a priority over the coming years, with the likelihood of regular extreme weather increasing. The need to push for sustainable development and to protect and enhance our natural and built environment will become ever more interconnected.

9.159 Climate change will impact the buildings, flora and fauna and land stability within the IGWHS. It is critical to plan for this so that mitigation and adaption are built into new development and infrastructure.

9 Guidance for Development in the IGWHS

9.160 New infrastructure developments will need to be designed to accommodate prolonged and heavy rain and long periods of drought. Maintaining businesses within the IGWHS and allowing them to prosper during extreme weather events is vital. Large gutter profiles, bigger hoppers and additional downpipes on rainwater goods, grey water recycling and storage facilities should be considered. Hard landscaping must be designed to allow for permeability of rainwater to reduce run-off.

9.161 Protecting the Green Network should remain fundamental to maintaining the identity of the IGWHS which is valued by its local communities. In addition, highways should be properly maintained with potential improvements being carefully thought out so as not to compromise movement.

9.162 There is an opportunity through the provision of new infrastructure, to secure the future economic viability of the IGWHS. Carefully thought-out projects which improve businesses, enhance the Green Network, develop climate resilience in historic buildings or streamline movement, should all look to sustain and improve the future of the IGWHS whilst continuing to protect its Outstanding Universal Value.

Infrastructure Development Proposals - Key Guidance Points

Proposals should consider...

- All new development proposals are required to show how climate resilience is built into the design reflecting the Outstanding Universal Value of the IGWHS and the immediate surroundings of the proposal.
- New infrastructure development must also be able to show that the proposals have taken into account the Outstanding Universal Value of the IGWHS, and the design reflects the immediate surroundings of the development both in appearance and materials.
- Infrastructure proposals affecting the historic built environment need to show through a thorough Heritage Impact Assessment how the proposals have built in climate resilience and that the design will enhance the heritage context.
- Hard landscaping must be constructed providing sufficient permeability to restrict water runoff.

Waterways and Pools

9.163 The waterways, both manmade and natural, within the Gorge will play a significant role in how climate change will impact the communities and the Outstanding Universal Value of the IGWHS.

9.164 All mitigation planned to assist with climate change must take into account the Outstanding Universal Value of the IGWHS and be designed to fit in with the immediate surroundings.

9.165 The Environment Agency are responsible for drawing up climate resilience plans for the River Severn within the IGWHS.

9 Guidance for Development in the IGWHS

9.166 Along with engineering solutions, flood risk in the IGWHS should be an important design consideration and design should be in line with any Sustainable Drainage Developer Guidance documents and the relevant Local Authorities (Telford & Wrekin Council or Shropshire Council) Local Flood Risk Management Strategy.

9.167 Designing ‘out’ flood disasters can, if care is not taken, result in designing ‘in’ intrusive elements, structures and massing of developments that have an impact on the historic grain of a place. Flood defence engineering requires extra vigilance when designing in the context of a WHS and the sensitivity of the area should be considered at the outset of the design process.

9.168 It will be necessary to take a co-ordinated approach to plans for flood mitigation with the local communities part of the decision-making process.

9.169 Telford & Wrekin Council manage pools in their ownership using silt-traps that have been installed, working with the Severn Gorge Countryside Trust and their Management Plan when necessary. Many pools are in private ownership and, like many of the pools in the Gorge, access to these can be difficult and many are not de-silted on a regular basis. In extreme cases, enforcement legislation is available to statutory bodies to rectify this maintenance issue although it is rare for this to be used.

Waterways and Pools – Key Guidance Points

Proposals should consider...

- All mitigations planned to assist with climate change must take into account the Outstanding Universal Value of the IGWHS and be designed to fit in with the immediate surroundings.
- Mitigation should reflect future sustainable drainage developer guidance and Telford & Wrekin’s and Shropshire’s Local Flood Risk Management Strategy.
- Both Telford & Wrekin and Shropshire Council will continue to develop a co-ordinated approach to engineering works.
- Encouragement will be given to private owners to manage their pools in a sustainable manner to facilitate maximum water capture.
- Telford & Wrekin and Shropshire Council will work where appropriate with the Severn Gorge Countryside Trust to manage the pools in their ownership.

Proposals should avoid...

- Engineering works which are obtrusive.
- Design should reflect the materials, scale and massing of the immediate surroundings.

Maintenance of Highways, Structures, Bridges and Public Realm

Highways

9.170 Highways are critical to economic and social performance and productivity, providing a key form of connectivity to our immediate surroundings and beyond. This is no less the case for the IGWHS and as such the highways within the IGWHS and its setting have the potential to impact on the Outstanding Universal Value of the IGWHS.

9 Guidance for Development in the IGWHS

9.171 Within the IGWHS there are well-defined linear routes to either side of the River Severn, and further steep principal routes rising up through Coalbrookdale along Dale Road and Wellington Road, towards Madeley along Legges Way. Otherwise, the historic settlement roads and lanes are tight, constricted and literally zigzag up the slopes of the gorge with narrow awkward junctions. Lanes can quickly become blocked and impassable during high levels of traffic. Some of the narrow lanes such as Belle Vue Road and St Luke's Road in Ironbridge and School Road and Woodside Road suffer from parking pressures and over-use. In Ironbridge where larger vehicles attempt access for delivery, this often causes damage to curtilage structures due to constricted routes. The hillside areas are subject to a Traffic Regulation Order.

9.172 The repair and maintenance of the highways within the IGWHS requires a multi-disciplinary and cross-Council team to manage the design of the highways so that the IGWHS Outstanding Universal Value is taken into account and materials are appropriate and relate to the area that the highway is located in.

9.173 Retaining walls constructed to stabilise the Gorge and that are visible from the public realm should be constructed using materials that relate to the Outstanding Universal Value of the IGWHS. The selection of the correct type and colour of bricks need to relate to the location's historic materials. The use of large exposed concrete retaining walls will be discouraged as they are out of keeping and do not weather into their surroundings, they should be clad in materials that harmonise with their historic surroundings.

Highways - Key Guidance Points

Proposals should consider...

- That Telford & Wrekin and Shropshire Council will continue to develop a co-ordinated approach and will involve other partners in regards highways improvements and works.
- That materials suitable to the local immediate surrounds should be used for all retaining walls and boundary treatments. Plastic and other materials not found within the built heritage should not be used within the IGWHS.

Structures and Bridges

9.174 The structures and bridges within the IGWHS are numerous, some are designated as protected in their own right and some are more modern. It is important that these are maintained in the most sympathetic manner using the correct method and materials to maintain the Outstanding Universal Value of the IGWHS.

9.175 The structures and bridges are within the ownership of various parties and a co-ordinated approach is central to the ability to protect the Outstanding Universal Value from being damaged by inappropriate maintenance or repair techniques.

Public Realm

9.176 The term 'public realm' can be defined and understood in different ways. For the purposes of this SPD, it is defined as all the highway and hard surfaced spaces within the IGWHS which are freely accessible by the public. This includes the streets, roads, footpaths and public spaces. It does not however, include the green open spaces and woodland.

9 Guidance for Development in the IGWHS

9.177 National Cycling Routes such as the Mercian Way which runs through Shropshire and subsequently the Ironbridge Gorge (National Cycling Routes 45 and 55), provide active travel routes both south of the River Severn and up north through Madeley onto Telford. Routes such as these are integral to providing alternate methods of travel within the gorge. Additionally, the extensive range of footpaths and bridleways in the gorge offer further opportunities for active travel in the gorge.

9.178 This tied in with a mixture of commercial activity, high levels of traffic, tourism hubs, and light industry, results in a wide range of different features that are often utilised tie the IGWHS together. Street furniture, railings, pavement surface treatments, signage and service infrastructure are integral to the enjoyment of the public realm and without proper direction can end in an inappropriate mixture of different styles.

9.179 The use of sympathetic pavement surface treatments within the IGWHS is extremely important as it links the built heritage together and sets the buildings within the landscape. It is therefore important that materials used are of quality and natural for the immediate surroundings. For example, the use of manmade materials like plastic is not appropriate within the IGWHS.

9.180 Close boarded fencing would not be appropriate to be used as a boundary treatment within the public realm of the IGWHS. Cast iron or wrought iron railings or brick walls in the appropriate size, colour and laid in the correct bonding pattern should be used.

9.181 Public realm signage is integral to the general understanding of the IGWHS, by their nature signage is intended to grab the attention of visitors through either directing, informing or warnings. These should therefore be appropriately placed and should also look to remain consistent with the historic signage that is already set within the IGWHS as well as not becoming overbearing or rising significantly in numbers.

9.182 In some parts of the gorge there is a more rural character where timber fences, simple park railings and agricultural features are more prevalent. Greater concern with public safety means that there are more railings today than in the past, protecting drops and water courses.

9.183 Utilities work is often necessary in the gorge and affects the public realm. Most of this work is not controlled through Planning Permission but has the potential to impact upon Outstanding Universal Value of the IGWHS. It is expected that utilities providers will employ good design principles and select appropriate materials for 'making good' pavements, road surfacing and kerb stones following any necessary works. Both Telford & Wrekin Council and Shropshire Council work closely with utilities provers locally on this issue.

9 Guidance for Development in the IGWHS

Public Realm - Key Guidance Points

Proposals should consider...

- Developing multi-disciplinary Local Authority working groups to coordinate highway improvements, utilities work, major infrastructure, flood and river management, public transport etc.
- The coordination of physical works that do not require planning permission or impact on traffic but is within the control of Telford and Wrekin Council / Shropshire Council and other major stakeholders, should be carried out in a compatible manner.
- Producing best practice guidance for the Conservation Area including utilities installations, upgrades, repairs and road works. Work with the major local utility companies to encourage a partnership approach.
- That materials used within the IGWHS should be related to the historic built heritage and that modern manmade products should not be used.
- That boundary treatments and retaining walls should reflect the historic treatments found in the immediate surroundings.

Proposals should avoid...

- A proliferation of public realm signage, this should be kept to the minimum and the historic signage should be retained.

9.6 Guidance for Development Affecting the Setting of the IGWHS

9.184 The setting of the IGWHS is an important consideration in the context of its Outstanding Universal Value. Care must be taken when designing developments at the entrances or immediately adjacent to the boundary of the IGWHS, or in more distant locations that could nevertheless impact upon its setting. Poor quality development within the setting of the IGWHS can be harmful to its Outstanding Universal Value. The following guidance provides an overview of the considerations when proposing development within the setting of the IGWHS.

9.185 For potential development sites in the setting of the IGWHS, early and appropriate consideration of the site's context should be undertaken (including the significance of the proposed development site and its contribution to the setting and Outstanding Universal Value of the IGWHS) to help to inform the development of appropriate proposals. Both Telford & Wrekin Council and Shropshire Council offer pre-application services that may be of benefit in this process.

9.186 Proposals in these locations should represent and achieve high-quality design which reflects and respects:

- Heritage assets on the site itself.
- Heritage assets within the wider area (including the IGWHS).
- If appropriate, the design, layout, scale, materials and massing of development that may have occurred on the site itself in the past.
- The design, layout, scale, materials and massing of nearby buildings and built form - including that within the IGWHS*.

9 Guidance for Development in the IGWHS

9.187 *Due to the scale and diverse characteristics of the IGWHS and its setting, the manner in which development proposals within different parts of the setting can impact on the Outstanding Universal Value of the IGWHS and as such the actions needed are varied. The design, layout, scale, materials and massing influences will also inevitably vary from one part of the setting to another. The advice in Sections 3 and 4 of this chapter provides useful guidance and aids understanding in respect of the form, density, height, materials and detailing within the IGWHS and should be appropriately taken into consideration.

9.188 Particular emphasis must be placed on the quality of place making, applying high-quality design of both built form and landscaping, and ensuring the selection of appropriate good quality and sustainable materials. In general, given the scale and forms of buildings within the IGWHS and its organic evolution, buildings of atypically large or bulky mass will not be supported, or repetitive uniform layouts. Larger developments will be expected to be broken down and provide variety in layout, heights and designs, whether of individual detached buildings, or single buildings of larger mass.

9.189 Because of the international importance of the IGWHS the use of standard materials may not be appropriate even outside its boundary, and Design and Access Statements and Heritage Statements / Heritage Impact Assessments will need to demonstrate a robust argument to support proposals that depart from the usual approach. Modern architectural designs that diverge from the established traditions of the IGWHS may be considered for 'landmark' buildings but will still need to demonstrate a harmony and legible relationship to the historic environment and employ the highest standards of design and materials compatible with the international importance of the IGWHS.

9.190 No two sites are the same and the contribution that potential development sites make to the Outstanding Universal Value of the IGWHS will inevitably vary. This will need to be carefully analysed and set out in any Heritage Impact Assessment or Heritage Statement for a potential development site, to support a Planning Application. In particular, it is advised that the methodology for assessing the contribution a development site makes to settings, and thereby the significance, of any heritage assets affected (including the Outstanding Universal Value of the IGWHS) set out within Historic England's 'Historic Environment Good Practice Advice in Planning: 3: The Setting of Heritage Assets (2nd Edition)' is followed in full.

9.191 Development along the skyline of the valley (north and south sides) where rooves or infrastructure could break the illusion of continuing woodland or interrupt the skyline should be subject to sensitive design and layout and if appropriate be supported by suitable mitigation - for instance through additional tree planting. Where an appropriate design and layout (supported by suitable mitigation) is not possible, such development will usually be discouraged.

9.192 The setting of IGWHS should be protected by preventing inappropriate development which causes additional intrusion into existing woodland zones or key areas of landscape quality.

9 Guidance for Development in the IGWHS

Development within the Setting of the IGWHS - Key Guidance Points

Proposals should consider...

- Undertaking an analysis of the heritage significance of the proposed development site and its contribution to the Outstanding Universal Value of the IGWHS prior to drawing up any proposals for the design and development of the site.
- Undertaking appropriate pre-application discussions with the relevant Local Authority (Telford and Wrekin Council or Shropshire Council) to inform proposals within the setting of the IGWHS.
- Reflecting and respecting the design, layout, scale, materials and massing of nearby buildings and built form, including that within the IGWHS itself.
- That the introduction of modern architectural styles will only be supported in appropriate locations where high-quality design is achieved, and where appropriate high-quality materials are utilised. Whenever possible this should also make the story or history of the IGWHS more accessible.
- Important views and landscape features that contribute to the setting of the IGWHS should be protected.
- Design and Access Statements and Heritage Statements / Heritage Impact Assessments will need to show an emphasis placed on the quality of place making through using the adjacent IGWHS principles, including those of urban design, landscaping and the selection of materials.

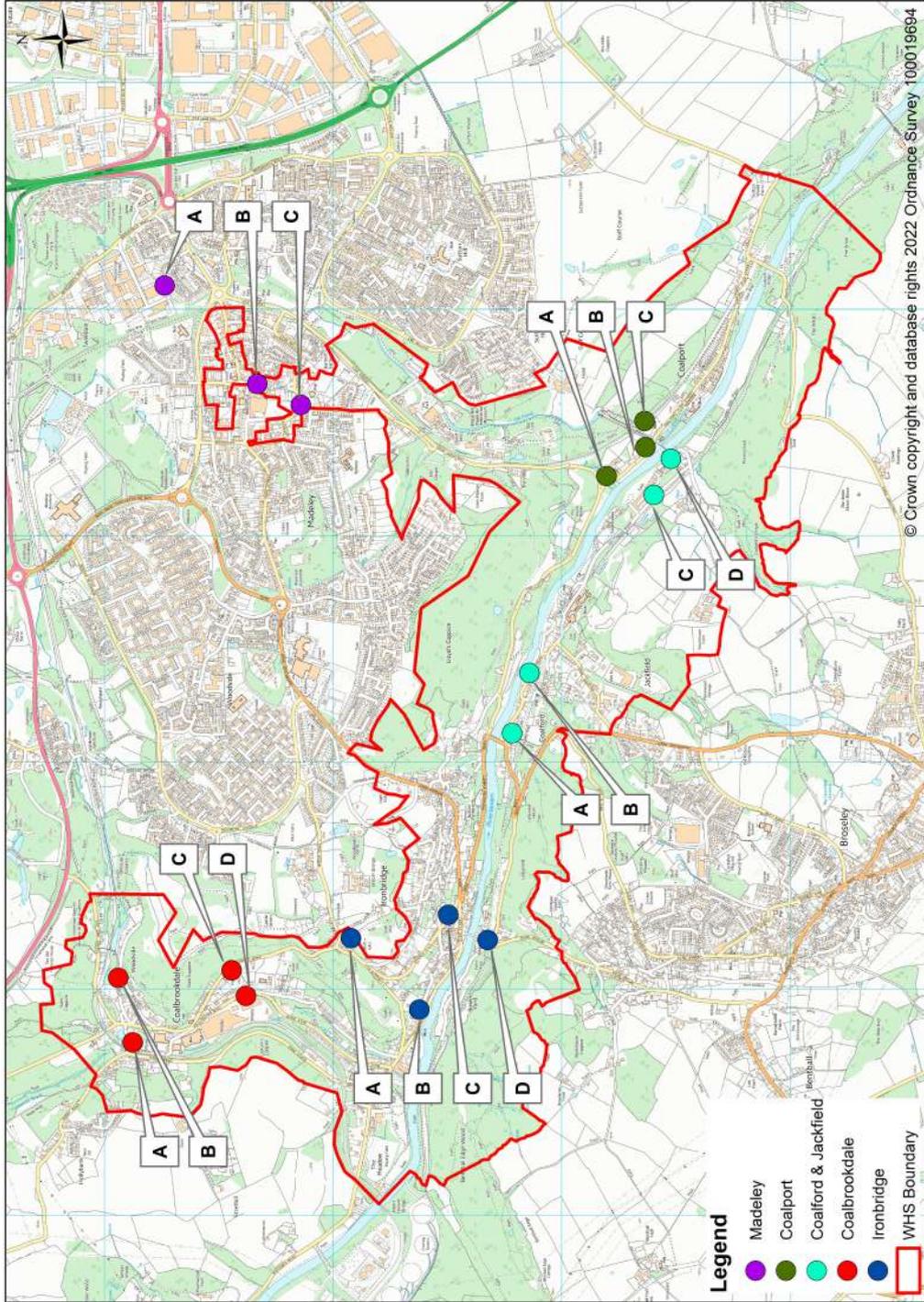
Proposals should avoid...

- Breaking the skyline or damaging the illusion of unbroken woodland.
- Adversely affecting key views into or out of the IGWHS.
- Overbearing structures or massing.

10 Annex 1 - Characteristic Views of Severn Gorge Settlements

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10 Annex 1 - Characteristic Views of Severn Gorge Settlements

Legend

Ironbridge (Dark Blue)

- A. Expansive views. Views up to the steeply sided gorge
- B. Views along the river, alongside commercial area and towards the Iron Bridge
- C. Views down into the gorge
- D. Views up to the steeply sided gorge

Coalbrookdale (Red)

- A. Views to key structures highlighting industrial past – viaduct and Darby Houses
- B. Cross/through 'valley' views with wooded backdrop
- C. Dynamic views along the road, characterful roofscapes below, historic and existing industry
- D. Views up to parallel road above

Coalport (Green)

- A. Views of a flatter, more rural, leafy and less dense built environment
- B. View down canal to Coalport China Museum – highlighting industrial past
- C. Views capturing industrial past – Hay Inclined Plane and canal with narrow bridge

Coalford & Jackfield (Light Blue)

- A. Views showing difference in topography – lower lying land and informal vernacular
- B. Views across the river, isolated cottage and wooded backdrop
- C. View of more rugged, sparse and rural settlement
- D. Views across the river to Coalport with 'village like' built environment and open space

Madeley (Purple)

- A. Views up, along main High Street
- B. Connecting views from town centre to parish church
- C. Views to historic landmark buildings

Shropshire Council
Equality, Social Inclusion and Health Impact Assessment (ESHIA)
Initial Stage One Screening Record 2022-2023

A. Summary Sheet on Accountability and Actions

Name of proposed service change
Ironbridge Gorge World Heritage Site (WHS) –Supplementary Planning Document (SPD)

Name of lead officer carrying out the screening
Daniel Corden and Andy Wigley

Decision, review, and monitoring

Decision	Yes	No
Initial (stage one) ESHIA Only?	X	
Proceed to Full ESHIA or HIA (part two) Report?		X

If completion of an initial or Stage One assessment is an appropriate and proportionate action at this stage, please use the boxes above. If a Full or Stage Two report is required, please move on to full report stage once you have completed this initial screening assessment as a record of the considerations which you have given to this matter.

Actions to mitigate negative impact or enhance positive impact of the service change in terms of equality, social inclusion, and health considerations

Approval from Cabinet is being sought for Shropshire Council to adopt the Ironbridge Gorge World Heritage Site (WHS) Supplementary Planning Document (SPD) to provide guidance on application of Local Plan policies and form a material consideration in the planning application process.

It is anticipated that the equality impacts will be neutral to low positive across the nine Protected Characteristic groupings defined by the Equality Act 2010. There is potential for positive equality impact for the groupings of Age, Disability, Pregnancy and Maternity, and Sex, in terms of mental well-being opportunities arising for people in these groupings to feel safer on their journeys for education, work or leisure. This is particularly so for families with young children, wheelchair users, and older people who may consider themselves to be vulnerable and less likely to venture out without clear signage and lighting, and pavements that can be navigated safely by them and their carers.

An additional grouping for whom there may be positive impacts are people with less visible disabilities or conditions, including people with neurodiverse conditions, and for people with visual impairments. For example, a cluttered space can cause overstimulation for some people with autism, and many autistic people need space around them, which means that narrow passageways can cause stress. Additionally, sensitive use of appropriate lighting such as minimal use of

fluorescent lighting, as well as clear signage, will be anticipated to provide further benefits for people with neurodiverse conditions and for others including those with visual impairments.

Actions to review and monitor the impact of the service change in terms of equality, social inclusion, and health considerations

The Ironbridge Gorge WHS SPD has been informed by a period of public consultation, which was undertaken in a way that is consistent with the requirements of Shropshire Council's Statement of Community Involvement. As such, it sought to engage all groups within our communities.

The public consultation ran for 6 weeks over the period from the 9th January 2023 and the 20th February 2023. A total of 26 responses were received from local residents, interested individuals, interest groups, organisations, and statutory bodies. These responses have been given due consideration in preparing the Ironbridge Gorge WHS SPD which is to be considered for adoption.

The intention is that the Ironbridge Gorge WHS SPD will provide guidance on application of Local Plan policies and form a material consideration in the planning application process.

Both the adopted Local Plan and the draft Shropshire Local Plan include a series of indicators that are utilised to monitor effects. It is considered that these indicators will assist with understanding the effects of the Ironbridge Gorge WHS SPD upon people in the nine Protected Characteristic groupings as defined by the Equality Act 2010, with additional recognition of the intersectionality between groupings and for people in a range of household circumstances, considered in our tenth grouping around social inclusion. This then includes people in rural households, people in low income households, and those that we may consider to be vulnerable.

The Council will draw upon the learning from pedestrianisation efforts in market towns in Shropshire, which are building upon Covid-19 measures that led to improved physical access around towns by people in Protected Characteristic groupings and those we may describe as vulnerable. The Council will also draw upon strategic policy around public transport infrastructure including Active Travel, and best alignment with economic growth strategy development and with implementation of cultural and leisure strategy actions. These strategies all very much include efforts to promote social inclusion and in so doing achieve equality of opportunity for people in Protected Characteristic groupings to safely access economic, leisure and cultural opportunities in market towns.

Associated ESHIAs

Draft Ironbridge Gorge WHS SPD ESIIA

Shropshire Local Plan Review ESIIAs

Actions to mitigate negative impact, enhance positive impact, and review and monitor overall impacts in terms of any other considerations. This includes climate change considerations

Climate change

The Ironbridge Gorge WHS SPD seeks to promote sustainable development that conserves and enhances the Outstanding Universal Value (OUV) of the Ironbridge Gorge WHS (which include the woodlands and geological resources of the gorge).

The Ironbridge Gorge WHS SPD includes guidance on renewable energy, energy efficiency, and resilience and adaptation measures that seek to balance development with the need to reduce the impacts of climate change. It is therefore considered that the draft SPD and associated public consultation and stakeholder engagement is expected to have a positive outcome on the climate change impacts listed below:

- energy and fuel consumption (buildings and/or travel)
- renewable energy generation
- carbon offsetting or mitigation, and
- climate change adaptation.

Health and well being

From a health and well-being perspective, it is anticipated that the Ironbridge Gorge WHS SPD will encourage the submission of well-designed development and infrastructure schemes that protect the OUV of the WHS whilst also encouraging the use of public transport and active travel. This can be maximised through efforts to ensure that there are accessible routes within, to and around the WHS which will be perceived as safe by pedestrians and cyclists, e.g: sensitive use of appropriate lighting such as minimal use of fluorescent lighting, as well as clear signage, and that green infrastructure is maintained and enhanced whenever possible. There are additional positive impacts in terms of the recognised positive mental well-being that may accrue from employment, leisure, and cultural opportunities.

Economic and societal/wider community

The Ironbridge Gorge WHS is an internationally recognised area of OUV and is designated as a conservation area. UNESCO awarded the Ironbridge Gorge World Heritage Site status in 1986 in recognition of the areas record of innovation during the Industrial Revolution. The OUV of the area is captured in the many historical sites, landscape, setting of the gorge and the social history of the area.

The value of the Ironbridge Gorge WHS designation has helped the area maintain a strong visitor economy, promoted Shropshire as a place to visit, live, work, and invest and has helped secure investment into ground stabilisation works and conservation projects in the WHS area.

The Ironbridge Gorge WHS SPD will provide guidance and information to support the implementation of policies within the adopted Local Plan and in the future the draft Shropshire Local Plan.

The Ironbridge Gorge WHS SPD clarifies why conserving and enhancing the OUV is of such importance and it will form part of a suite of documents including the Local Plan (adopted and draft) and WHS Management Plan that set out how the area will be protected and managed.

As such it will help conserve and enhance the OUV of the Ironbridge Gorge WHS and support sustainable development within the WHS. It will also assist the Council in continuing to make the most effective use of its resources and support the efficient delivery of the development management process.

The WHS boundary extends into the Borough of Telford & Wrekin and therefore the SPD has been prepared jointly by Shropshire Council and Telford and Wrekin Council and will, subject to adoption, be used by both Local Planning Authorities' to help determine planning applications in their areas.

The Ironbridge Gorge WHS SPD has been informed by a period of public consultation, which was undertaken in a way that is consistent with the requirements of Shropshire Council's Statement of Community Involvement. As such, it sought to engage all groups within our communities.

The public consultation ran for 6 weeks over the period from the 9th January 2023 and the 20th February 2023. A total of 26 responses were received from local residents, interested individuals, interest groups, organisations, and statutory bodies. These responses have been given due consideration in preparing the Ironbridge Gorge WHS SPD which is to be considered for adoption.

The adoption and implementation of the Ironbridge Gorge WHS SPD will be met from existing resources and budgets.

Scrutiny at Part One screening stage

People involved	Signatures	Date
<i>Lead officer carrying out the screening</i> Mr Daniel Corden		14 th June 2023
<i>Any internal service area support*</i> Dr Andy Wigley		21 st June 2023
<i>Any external support**</i> Mrs Lois Dale, Rurality and Equalities Specialist		21 st June 2023

**This refers to other officers within the service area*

***This refers to support external to the service but within the Council, e.g., the Rurality and Equalities Specialist, the Feedback and Insight Team, performance data specialists, Climate Change specialists, and Public Health colleagues*

Sign off at Part One screening stage

Name	Signatures	Date
Lead officer's name Mr Daniel Corden		14 th June 2023
Accountable officer's name* Dr Andy Wigley		21 st June 2023

**This may either be the Head of Service or the lead officer*

B. Detailed Screening Assessment

Aims of the service change and description
<p>World Heritage Sites (WHS's) are internationally important heritage assets that receive the highest level of heritage protection in the planning process.</p> <p>The Ironbridge Gorge WHS was inscribed by UNESCO in 1986. It covers 550ha, of which 131ha (around 23%) falls within Shropshire Council's administrative area. The remainder is in Telford & Wrekin Council's administrative area. WHS status provides international recognition of the value of the area, this is encapsulated by its OUV.</p> <p>The Ironbridge Gorge WHS is also a Conservation Area (cross-boundary between Shropshire and Telford and Wrekin Council administrative areas) and enjoys additional protection under that designation. It also contains a significant number of other designated heritage assets - not least the Iron Bridge itself which is a Scheduled Monument.</p> <p>What is Outstanding Universal Value (OUV)?</p> <p><i>"Outstanding Universal Value means cultural and/or natural significance which is so exceptional as to transcend national boundaries and to be of common importance for present and future generations of all humanity. As such, the permanent protection of this heritage is of the highest importance to the international community as a whole".</i></p> <p>The aim of the Ironbridge Gorge WHS SPD is to provide guidance and information to support the implementation of a policies in the adopted Local Plan and in the future the draft Shropshire Local Plan.</p> <p>It will provide residents, businesses, and other organisations with information on how relevant planning proposals within the WHS and its setting can conserve and enhance the OUV of the Ironbridge Gorge WHS when they are considering preparing a planning application. This includes planning applications relating to:</p> <ul style="list-style-type: none">• Alterations, extensions, and refurbishment of existing residential and commercial properties.• Change of use from one development type to another.• New residential and employment development proposals.• Applications relating to renewable energy.

The SPD sets out how the planning system will seek to fulfil the responsibilities and opportunities that arise from WHS status. The SPD will help:

- Protect the WHS;
- Conserve and enhance the significance of the WHS;
- Present and transmit to future generations the importance of the WHS;
- Encourage investment and development to secure a healthy economy and support regeneration.

Once adopted, the Ironbridge Gorge WHS SPD will be used by Shropshire Council when determining planning applications within the WHS and its setting within the Council's administrative area. Assuming it is also adopted by Telford and Wrekin Council, it will be used for the same purpose in their administrative area.

As such it will help conserve and enhance the OUV of the WHS, preventing loss through deterioration and disappearance of its heritage value.

There are also opportunities that guidance in the Ironbridge Gorge WHS SPD will help address including appropriate repair techniques, bringing redundant buildings back into use whilst retaining internal and external original features and the repair and reinstatement of historical features.

Intended audiences and target groups for the service change

The Ironbridge Gorge WHS SPD will provide residents, business and organisations that intend to submit planning applications with planning guidance. Users and stakeholders for the SPD will include: -

- Local residents;
- Businesses based within the WHS;
- Architects, developers and planners;
- Statutory Agencies;
- Town and Parish Councils;
- Unitary Authorities (Shropshire Council and Telford and Wrekin Council);
- World Heritage Site Steering Group.
- Local MPs
- Government Departments and Agencies

Once adopted, the Ironbridge Gorge WHS SPD will be used by Shropshire Council when determining planning applications within the WHS and its setting within the Council's administrative area. Assuming it is also adopted by Telford and Wrekin Council, it will be used for the same purpose in their administrative area.

Evidence used for screening of the service change

- Shropshire Council adopted Development Plan (consisting of the Core Strategy; Site Allocations and Management of Development (SAMDev) Plan; and any adopted formal Neighbourhood Plans).
- Economic Growth Strategy for Shropshire 2017–2021.
- Submission draft of the Shropshire Local Plan (Local Plan Review).
- Ironbridge Gorge World Heritage Site (IGWHS) Management Plan.

Specific consultation and engagement with intended audiences and target groups for the service change

The Ironbridge Gorge WHS SPD has been informed by a period of public consultation, which was undertaken in a way that is consistent with the requirements of Shropshire Council’s Statement of Community Involvement. As such, it sought to engage all groups within our communities.

The public consultation ran for 6 weeks over the period from the 9th January 2023 and the 20th February 2023. A total of 26 responses were received from local residents, interested individuals, interest groups, organisations, and statutory bodies. These responses have been given due consideration in preparing the Ironbridge Gorge WHS SPD which is to be considered for adoption.

The consultation material was made available on Shropshire Council’s website, Telford & Wrekin Council’s website and the Ironbridge Gorge World Heritage Site’s webpage. It was jointly promoted by both Local Planning Authorities.

The consultation process for the Ironbridge Gorge WHS SPD included:

- The use of social media channels and Council websites.
- Engagement with key stakeholder organisations such as ICOMOS UK, Historic England, the WHS Steering Group and relevant Town and Parish Councils.
- A series of public consultation drop-in events.

Initial equality impact assessment by grouping (Initial health impact assessment is included below)

Please rate the impact that you perceive the service change is likely to have on a group, through stating this in the relevant column.

Please state if it is anticipated to be neutral (no impact) and add any extra notes that you think might be helpful for readers.

Protected Characteristic groupings and other groupings in Shropshire	High negative impact <i>Part Two ESIIA required</i>	High positive impact <i>Part One ESIIA required</i>	Medium positive or negative impact <i>Part One ESIIA required</i>	Low positive, negative, or neutral impact (please specify) <i>Part One ESIIA required</i>
<u>Age</u> (please include children, young people, young people leaving care, people of working age, older people. Some people may belong to more than one group e.g., a child or young person for whom there are safeguarding concerns e.g., an older person with disability)			√Low positive	
<u>Disability</u> (please include mental health conditions and syndromes; hidden disabilities including autism and Crohn’s disease; physical and sensory disabilities or impairments; learning disabilities; Multiple Sclerosis; cancer; and HIV)			√ Low positive	
<u>Gender re-assignment</u> (please include associated aspects: safety, caring responsibility, potential for bullying and harassment)				√Neutral

Protected Characteristic groupings and other groupings in Shropshire	High negative impact <i>Part Two ESIIA required</i>	High positive impact <i>Part One ESIIA required</i>	Medium positive or negative impact <i>Part One ESIIA required</i>	Low positive, negative, or neutral impact (please specify) <i>Part One ESIIA required</i>
Marriage and Civil Partnership (please include associated aspects: caring responsibility, potential for bullying and harassment)				√Neutral
Pregnancy and Maternity (please include associated aspects: safety, caring responsibility, potential for bullying and harassment)			√Low positive	
Race (please include ethnicity, nationality, culture, language, Gypsy, Traveller)				√Neutral
Religion and belief (please include Buddhism, Christianity, Hinduism, Islam, Jainism, Judaism, Nonconformists; Rastafarianism; Shinto, Sikhism, Taoism, Zoroastrianism, and any others)				√Neutral
Sex (this can also be viewed as relating to gender. Please include associated aspects: safety, caring responsibility, potential for bullying and harassment)			√Low positive	
Sexual Orientation (please include associated aspects: safety; caring responsibility; potential for bullying and harassment)				√Neutral
Other: Social Inclusion (please include families and friends with caring responsibilities; households in poverty; people for whom there are safeguarding concerns; people you consider to be vulnerable; people with health inequalities; refugees and asylum seekers; rural communities; veterans and serving members of the armed forces and their families)			√Low positive	

Initial health and wellbeing impact assessment by category

Please rate the impact that you perceive the service change is likely to have with regard to health and wellbeing, through stating this in the relevant column.

Please state if it is anticipated to be neutral (no impact) and add any extra notes that you think might be helpful for readers.

Health and wellbeing: individuals and communities in Shropshire	High negative impact <i>Part Two HIA required</i>	High positive impact	Medium positive or negative impact	Low positive negative or neutral impact (please specify)
Will the proposal have a <i>direct impact</i> on an individual's health, mental health and wellbeing? For example, would it cause ill health, affecting social inclusion, independence and participation?				√Neutral

Health and wellbeing: individuals and communities in Shropshire	High negative impact <i>Part Two HIA required</i>	High positive impact	Medium positive or negative impact	Low positive negative or neutral impact (please specify)
<p>Will the proposal indirectly impact an individual's ability to improve their own health and wellbeing?</p> <p>For example, will it affect their ability to be physically active, choose healthy food, reduce drinking and smoking?</p>				<p>√Positive (The SPD will promote the protection, conservation and enhancement of the OUV of the Ironbridge Gorge WHS, aiming to thereby create a well-cared for and healthy environment that helps people maintain active lifestyles and good mental health).</p>
<p>Will the policy have a direct impact on the community - social, economic and environmental living conditions that would impact health?</p> <p>For example, would it affect housing, transport, child development, education, employment opportunities, availability of green space or climate change mitigation?</p>			<p>√Positive (The SPD will promote well-designed, sustainable development that seeks to conserve and enhancing the OUV of the Ironbridge Gorge WHS and its associated green spaces, cultural heritage and visitor attractions and the resultant economic benefits the WHS status brings).</p>	
<p>Will there be a likely change in demand for or access to health and social care services?</p> <p>For example: Primary Care, Hospital Care, Community Services, Mental Health, Local Authority services including Social Services?</p>				<p>√Neutral</p>

Identification of likely impact of the service change in terms of other considerations including climate change and economic or societal impacts

The Ironbridge Gorge WHS SPD provides an opportunity to address climate change pressures within the WHS / conservation area. There are many listed buildings that have residential and business uses, improving the thermal and energy efficiency of buildings will help tackle climate change and reduce the running costs of such buildings thereby improving their long term sustainability. The Ironbridge Gorge WHS SPD would provide guidance on where appropriate measures can be put in place to address climate change in the WHS area.

Guidance Notes

1. Legal Context

It is a legal requirement for local authorities to assess the equality and human rights impact of changes proposed or made to services. It is up to us as an authority to decide what form our equality impact assessment may take. By way of illustration, some local authorities focus more overtly upon human rights; some include safeguarding. It is about what is considered to be needed in a local authority's area, in line with local factors such as demography and strategic objectives as well as with the national legislative imperatives.

Carrying out these impact assessments helps us as a public authority to ensure that, as far as possible, we are taking actions to meet the general equality duty placed on us by the Equality Act 2010, and to thus demonstrate that the three equality aims are integral to our decision making processes.

These are: eliminating discrimination, harassment and victimisation; advancing equality of opportunity; and fostering good relations.

These screening assessments for any proposed service change go to Cabinet as part of the committee report, or occasionally direct to Full Council, unless they are ones to do with Licensing, in which case they go to Strategic Licensing Committee.

Service areas would ordinarily carry out a screening assessment, or Stage One equality impact assessment. This enables energies to be focussed on review and monitoring and ongoing evidence collection about the positive or negative impacts of a service change upon groupings in the community, and for any adjustments to be considered and made accordingly.

These screening assessments are recommended to be undertaken at timely points in the development and implementation of the proposed service change.

For example, an ESHIA would be a recommended course of action before a consultation. This would draw upon the evidence available at that time, and identify the target audiences, and assess at that initial stage what the likely impact of the service change could be across the Protected Characteristic groupings and our tenth category of Social Inclusion. This ESHIA would set out intended actions to engage with the groupings, particularly those who are historically less likely to engage in public consultation eg young people, as otherwise we would not know their specific needs.

A second ESHIA would then be carried out after the consultation, to say what the feedback was, to set out changes proposed as a result of the feedback, and to say where responses were low and what the plans are to engage with groupings who did not really respond. This ESHIA would also draw more upon actions to review impacts in order to mitigate the negative and accentuate the positive. Examples of this approach include the Great Outdoors Strategy, and the Economic Growth Strategy 2017-2021

Meeting our Public Sector Equality Duty through carrying out these ESHIAs is very much about using them as an opportunity to demonstrate ongoing engagement

across groupings and to thus visibly show we are taking what is called due regard of the needs of people in protected characteristic groupings

If the screening indicates that there are likely to be significant negative impacts for groupings within the community, the service area would need to carry out a full report, or Stage Two assessment. This will enable more evidence to be collected that will help the service area to reach an informed opinion.

In practice, StageTwo or Full Screening Assessments have only been recommended twice since 2014, as the ongoing mitigation of negative equality impacts should serve to keep them below the threshold for triggering a Full Screening Assessment. The expectation is that Full Screening Assessments in regard to Health Impacts may occasionally need to be undertaken, but this would be very much the exception rather than the rule.

2. Council Wide and Service Area Policy and Practice on Equality, Social Inclusion and Health

This involves taking an equality and social inclusion approach in planning changes to services, policies, or procedures, including those that may be required by Government.

The decisions that you make when you are planning a service change need to be recorded, to demonstrate that you have thought about the possible equality impacts on communities and to show openness and transparency in your decision-making processes.

This is where Equality, Social Inclusion and Health Impact Assessments (ESHIA) come in. Where you carry out an ESHIA in your service area, this provides an opportunity to show:

- What evidence you have drawn upon to help you to recommend a strategy or policy or a course of action to Cabinet.
- What target groups and audiences you have worked with to date.
- What actions you will take in order to mitigate any likely negative impact upon a group or groupings, and enhance any positive effects for a group or groupings; and
- What actions you are planning to review the impact of your planned service change.

The formal template is there not only to help the service area but also to act as a stand-alone for a member of the public to read. The approach helps to identify whether or not any new or significant changes to services, including policies, procedures, functions, or projects, may have an adverse impact on a particular group of people, and whether the human rights of individuals may be affected.

This assessment encompasses consideration of social inclusion. Whilst not mandated by legislation, this is so that we are thinking as carefully and completely as possible about all Shropshire groups and communities, including people in rural areas and people or households that we may describe as vulnerable.

Examples could be households on low incomes or people for whom there are safeguarding concerns, as well as people in what are described as the nine 'protected characteristics' of groups of people in our population, e.g., Age. Another specific vulnerable grouping is veterans and serving members of the Armed Forces, who face particular challenges with regard to access to Health, to Education, and to Housing.

We demonstrate equal treatment to people who are in these groups and to people who are not, through having what is termed 'due regard' to their needs and views when developing and implementing policy and strategy and when commissioning, procuring, arranging, or delivering services.

When you are not carrying out an ESHIA, you still need to demonstrate and record that you have considered equality in your decision-making processes. It is up to you what format you choose.-You could use a checklist, an explanatory note, or a document setting out our expectations of standards of behaviour, for contractors to read and sign. It may well not be something that is in the public domain like an ESHIA, but you should still be ready for it to be made available.

Both the approaches sit with a manager, and the manager has to make the call, and record the decision made on behalf of the Council. Here are some examples to get you thinking.

Carry out an ESHIA:

- If you are building or reconfiguring a building.
- If you are planning to reduce or remove a service.
- If you are consulting on a policy or a strategy.
- If you are bringing in a change to a process or procedure that involves other stakeholders and the wider community as well as particular groupings

Carry out an equality and social inclusion approach:

- If you are setting out how you expect a contractor to behave with regard to equality, where you are commissioning a service or product from them.
- If you are setting out the standards of behaviour that we expect from people who work with vulnerable groupings, such as taxi drivers that we license.
- If you are planning consultation and engagement activity, where we need to collect equality data in ways that will be proportionate and non-intrusive as well as meaningful for the purposes of the consultation itself.
- If you are looking at services provided by others that help the community, where we need to demonstrate a community leadership approach

3. Council wide and service area policy and practice on health and wellbeing

This is a relatively new area to record within our overall assessments of impacts, for individual and for communities, and as such we are asking service area leads to consider health and wellbeing impacts, much as they have been doing during 2020-2021 and 2021-2022, and to look at these in the context of direct and indirect impacts for individuals and for communities. A better understanding across the Council of these impacts will also better enable Public Health colleagues to prioritise

activities to reduce health inequalities in ways that are evidence based and that link effectively with equality impact considerations and climate change mitigation.

Health in All Policies – Health Impact Assessment

Health in All Policies is an upstream approach for health and wellbeing promotion and prevention, and to reduce health inequalities. The Health Impact Assessment (HIA) is the supporting mechanism

- Health Impact Assessment (HIA) is the technical name for a common-sense idea. It is a process that considers the wider effects of local policies, strategies and initiatives and how they, in turn, may affect people's health and wellbeing.
- Health Impact Assessment is a means of assessing both the positive and negative health impacts of a policy. It is also a means of developing good evidence-based policy and strategy using a structured process to review the impact.
- A Health Impact Assessment seeks to determine how to maximise health benefits and reduce health inequalities. It identifies any unintended health consequences. These consequences may support policy and strategy or may lead to suggestions for improvements.
- An agreed framework will set out a clear pathway through which a policy or strategy can be assessed and impacts with outcomes identified. It also sets out the support mechanisms for maximising health benefits.

The embedding of a Health in All Policies approach will support Shropshire Council through evidence-based practice and a whole systems approach, in achieving our corporate and partnership strategic priorities. This will assist the Council and partners in promoting, enabling and sustaining the health and wellbeing of individuals and communities whilst reducing health inequalities.

Individuals

Will the proposal have a *direct impact* on health, mental health and wellbeing?

For example, would it cause ill health, affecting social inclusion, independence and participation?

Will the proposal directly affect an individual's ability to improve their own health and wellbeing?

This could include the following: their ability to be physically active e.g., being able to use a cycle route; to access food more easily; to change lifestyle in ways that are of positive impact for their health.

An example of this could be that you may be involved in proposals for the establishment of safer walking and cycling routes (e.g., green highways), and changes to public transport that could encourage people away from car usage. and

increase the number of journeys that they make on public transport, by foot or on bicycle or scooter. This could improve lives.

Will the proposal *indirectly impact* an individual's ability to improve their own health and wellbeing?

This could include the following: their ability to access local facilities e.g., to access food more easily, or to access a means of mobility to local services and amenities? (e.g. change to bus route)

Similarly to the above, an example of this could be that you may be involved in proposals for the establishment of safer walking and cycling routes (e.g. pedestrianisation of town centres), and changes to public transport that could encourage people away from car usage, and increase the number of journeys that they make on public transport, by foot or on bicycle or scooter. This could improve their health and well being.

Communities

Will the proposal directly or indirectly affect the physical health, mental health, and wellbeing of the wider community?

A *direct impact* could include either the causing of ill health, affecting social inclusion, independence and participation, or the promotion of better health.

An example of this could be that safer walking and cycling routes could help the wider community, as more people across groupings may be encouraged to walk more, and as there will be reductions in emission leading to better air quality.

An *indirect impact* could mean that a service change could indirectly affect living and working conditions and therefore the health and well being of the wider community.

An example of this could be: an increase in the availability of warm homes would improve the quality of the housing offer in Shropshire and reduce the costs for households of having a warm home in Shropshire. Often a health promoting approach also supports our agenda to reduce the level of Carbon Dioxide emissions and to reduce the impact of climate change.

Please record whether at this stage you consider the proposed service change to have a direct or an indirect impact upon communities.

Demand

Will there be a change in demand for or access to health, local authority and social care services?

For example: Primary Care, Hospital Care, Community Services, Mental Health and Social Services?

An example of this could be: a new housing development in an area would affect demand for primary care and local authority facilities and services in that location and surrounding areas. If the housing development does not factor in consideration

of availability of green space and safety within the public realm, further down the line there could be an increased demand upon health and social care services as a result of the lack of opportunities for physical recreation, and reluctance of some groupings to venture outside if they do not perceive it to be safe.

For further information on the use of ESHIAs: please contact your head of service or contact Mrs Lois Dale, Rurality and Equalities Specialist and Council policy support on equality, via telephone 01743 258528, or email lois.dale@shropshire.gov.uk.

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Committee and Date

Item

Cabinet 19th July 2023

Public



Local Plan Examination in Public – Response to Inspectors Stage 1 Interim Findings

Responsible Officer:	Mark Barrow		
email:	mark.barrow@shropshire.gov.uk	Tel:	01743 258919
Cabinet Member (Portfolio Holder):	Richard Marshall		

1. Synopsis

- 1.1. This report seeks Cabinet approval to submit additional material to the Local Plan Examination as a response to the Inspectors' Interim Findings into the Local Plan.

2. Executive Summary

- 2.1. The purpose of this report is to seek Cabinet approval for the submission of additional material to the Local Plan Examination in Public.
- 2.2. The additional material has been prepared specifically to respond to the Inspectors' Interim Findings into the Local Plan following the Stage 1 hearing sessions in July 2022 and January 2023. These Interim Findings are included as Appendix 1 to this report.
- 2.3. The additional material specifically being sought for approval to submit are: Shropshire Council Response to Interim Findings (Appendix 2); Additional Sustainability Appraisal Report (Appendix 3); the Housing and Employment Topic Paper (Appendix 4); the Green Belt Topic Paper (Appendix 5); the revised Local Development Scheme (LDS) (Appendix 6); and the Updated Schedule of Main Modifications (Appendix 7).

- 2.4. It is recommended that Cabinet agree Appendices 2-7, allowing officers to submit this to the Examination for consideration by the Inspectors.
- 2.5. This new information provides further technical assessment work, principally through additional Sustainability Appraisal (SA), and provides a reasoned and justified response on a number of key points. Importantly, the new material provides a justification for why it is felt the Council does not need to amend its previously agreed housing and employment land requirements, and therefore that we do not believe it necessary to identify any additional site allocations for development.
- 2.6. It has been confirmed by the Inspectors that the Council has met the legal Duty to Cooperate, and therefore the Examination can proceed. It is anticipated the submission of the new material will allow for the future timeframe for the Examination to be agreed. The revised Local Development Scheme (LDS) (Appendix 6) sets out the likely future timeframe for the remainder of the Examination process.

3. Recommendations

- 3.1. That Cabinet approve the response to the Local Plan Inspectors' Interim Findings (Appendix 2), alongside the additional Sustainability Appraisal Report (Appendix 3); the Housing and Employment Topic Paper (Appendix 4); the Green Belt Topic Paper (Appendix 5); the revised Local Development Scheme (LDS) (Appendix 6); and the Updated Schedule of Main Modifications (Appendix 7), and agree that these documents can be submitted to the Local Plan Examination.
- 3.2. That Cabinet agree that if through further discussions with the Inspectors it is considered appropriate to do so, that the additional material provided in Appendices 2-7, alongside any other necessary material, can be consulted on in line with the Council's Statement of Community Involvement (SCI), and relevant national regulations.

Report

4. Risk Assessment and Opportunities Appraisal

- 4.1. It is a statutory responsibility for Councils to maintain an up-to-date Local Plan. Under the Government's 'plan-led' approach to development, the Local Plan is a key component of the overall Development Plan for the area, and should provide a positive strategy to enable an area to grow in a sustainable manner.
- 4.2. The Local Plan is a key part of the Development Plan for an area. Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states if regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise. In dealing with planning applications, section 70(2) of the Town and Country Planning Act 1990 requires a planning authority to have regard to the provisions of the Development Plan so far as it is

material to the application. Other parts of the Development Plan for an area include Neighbourhood Development Plans usually prepared by Town and Parish Councils.

- 4.3. It is the purpose of the Local Plan Review to ensure that Shropshire's Development Plan remains up to date for the purposes of decision making. One of the key elements of ensuring that a Development Plan is up to date is ensuring it has at least a five years' supply of deliverable housing sites against an up-to-date housing requirement. Whilst the Council's current housing land position shows a supply of 5.64 years' supply of deliverable housing land against the housing requirement within the adopted Development Plan, and 7.20 years supply of deliverable housing land against the housing need identified within the Local Housing Need Assessment undertaken using government's standard methodology, this position needs updating at least annually, and is at risk of challenge by potential applicants. The most effective way to ensure a plan-led sustainable housing land supply in excess of five years is to have an up to date and adopted Development Plan in place which provides a range of sustainable and deliverable housing allocations.
- 4.4. The Examination in Public (EiP) is an integral part of the Plan making process, and is the point in the process where the draft plan, alongside its evidence base, is assessed by an independently appointed Planning Inspector(s). The Council submitted the Local Plan to the Secretary of State in September 2021. Stage 1 hearing sessions into the Local Plan took place in July 2022 and January 2023. Whilst the Council can present reasoned and justified evidence to support its position, decisions on timescale and regarding the need to amend the Plan in any way are with the Inspectors. This is a normal procedural part of plan making, but one that does present some risk to the Council. To counter this risk it is important the Council continues to present an evidenced and justified approach to the plan, and seeks to respond to any Inspector's concerns in a timely and efficient manner.

5. Financial Implications

- 5.1. Planned growth provides the best possible opportunity for Shropshire Council to harness growth potential by providing a stable platform for investors and developers (from both the public and private sectors). Growth also provides an opportunity to secure contributions to help maintain and improve local facilities, services and infrastructure. New growth simultaneously imposes an additional burden on local services and provides opportunities to secure investment to improve local facilities which are the responsibility of Shropshire Council and other public service providers.
- 5.2. The Local Plan process is subject to a number of costs, both during preparation principally due to the need to commission evidence base documents to inform both site allocations and development management policies, and through the EiP, principally through the cost of the Planning Inspectorate. This expenditure is both necessary and unavoidable in the pursuit of a 'sound' Plan. The Council has been incurring costs of the Examination since 2021 when the Plan was submitted and Inspectors appointed. However, attempts have been made to reduce the cost to the Council with support from the Inspectors, such as holding public hearing sessions virtually.

- 5.3. There is also a financial risk to the Council of not pursuing a review of the Local Plan in a timely manner, most notably through the likelihood of increased levels of planning appeals as a result of increased challenges to the integrity of the currently adopted Core Strategy and SAMDev Plan.
- 5.4. The EiP has a significant cost implication to the Council, most notably through the cost of the Inspectorate, the need to appoint a Programme Officer to support the role of the Inspector and the cost of hiring rooms for the public hearing sessions. The estimated costs of the EiP have been included within the budget of Planning Policy and Strategy, although it should be recognised that the final cost of the EiP is not known.

6. Climate Change Appraisal

- 6.1. The recommendations propose that Cabinet agree to submit additional information to the Examination in Public to support the progression of the Local Plan through Examination and eventually to adoption. The proposed Local Plan includes new policies SP3 – Climate Change and DP11 – Minimising Carbon Emissions. In combination these policies provide a more robust local policy framework for supporting the transition to a zero-carbon economy through future masterplanning work and ultimately decisions on planning applications, and relate to energy and fuel consumption, renewable energy generation, carbon offsetting and mitigation and climate change adaptation.

7. Background

- 7.1. Following a period of plan preparation and several stages of public consultation since 2017, Shropshire Council submitted the Local Plan to the Secretary of State on 3rd September 2021. This commenced the Examination in Public (EiP) stage.
- 7.2. It is the role of government appointed independent Planning Inspector(s) to examine the soundness and legal compliance of the Local Plan, having regard to a number of factors including the Planning and Compulsory Purchase Act 2004 (as amended); the National Planning Policy Framework (the NPPF); associated national guidance (NPPG); and representations made to the Plan at the Regulation 19 stage of the plan preparation phase.
- 7.3. Paragraph 35 of the NPPF sets out how Local Plans are examined. Plans are considered ‘sound’ if they are:
 - a) **Positively prepared** – providing a strategy which, as a minimum, seeks to meet the area’s objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;
 - b) **Justified** – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;
 - c) **Effective** – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and

d) Consistent with national policy – enabling the delivery of sustainable development in accordance with the policies in this Framework and other statements of national planning policy, where relevant.

- 7.4. In addition, the Inspectors need to be satisfied the Council has met other procedural requirements, including the legal Duty to Cooperate (DtC), regarding how the Council has cooperated on strategic cross boundary issues with neighbouring and closely related authorities and other relevant stakeholders.
- 7.5. Stage 1 hearing sessions were held in July 2022 and in January 2023. These sessions dealt with the strategic elements of the Plan, as well as legal and procedural issues. The Inspectors subsequently published their Interim Findings (ID28) on 15th February 2023, and this is included as Appendix 1 to this report.
- 7.6. It is a normal part of the examination process for Inspectors to identify the need for modifications to the Plan in order to make it ‘sound’. These can either be Additional Modifications which are generally minor in nature and don’t impact on overall ‘soundness’, or Main Modifications which are more significant in nature, such as changes to policy wording. By definition, where Inspectors find there is a need to make Main Modifications, the current version of the Local Plan cannot be considered ‘sound’. However, it is important to stress that one of the roles of the Examination process is to provide the appropriate mechanism and process for Main Modifications to be identified and to be agreed.
- 7.7. Through the course of preparing the Local Plan for submission to the Secretary of State in September 2021, and through ongoing discussions with the appointed Inspectors through the Examination, a composite list of Main Modifications has been developed. The Inspectors Interim Findings required that further Main Modifications were agreed at the direction of the Inspectors. For instance, this includes the deletion of the proposal to remove RAF Cosford from the Green Belt. Through the preparation of the additional material requested by the Inspectors, there has been a need to propose further Main modifications to this schedule. The updated list of all proposed Main Modifications to the Plan, including those agreed with the Inspectors as part of the recent hearing session into the Mineral and Waste elements of the Plan, are captured in the Updated Schedule of Main Modifications, included as Appendix 7 to this report. It is considered these Modifications are necessary in order to make the Plan sound, and addresses the comments raised by the Inspectors at the Stage 1 hearing sessions. However, it is likely this will need to be revisited again as the Examination continues.
- 7.8. One area which cannot be rectified by the inclusion of additional Main Modifications, is the legal aspect of the Duty to Cooperate, covered by the Section 33A of the Planning and Compulsory Purchase Act 2004 (as amended). This places a legal duty on a local planning authority to co-operate with other local authorities and other prescribed bodies to engage constructively, actively and on an ongoing basis when preparing a Development Plan Document, such as a Local Plan. This cooperation is intended to identify genuinely strategic cross boundary matters in order to maximise the effectiveness of plan preparation.
- 7.9. Through the course of the Stage 1 hearing sessions, the issue of the Duty to Cooperate was discussed in a number of Matters. This discussion focussed extensively on the cooperation the Council has had with the four local authorities of Dudley, Sandwell, Walsall and Wolverhampton, through the Association of

Black Country Authorities (ABCA), and in particular the agreement reached between Shropshire and these four authorities for the Local Plan to accommodate an element of the Black Country's forecast unmet housing and employment need over the plan period. As a result of these discussions the Inspectors requested additional evidence from the Council showing the activity around these duty to cooperate discussions, which the Council provided in September 2022, and which led to an additional hearing session in January 2023.

- 7.10. Resulting from these discussions and evidence, the Inspectors have concluded the Council has met its legal Duty to Cooperate, and as such the Examination can continue. This outcome is clearly welcomed and supported. Indeed, it is notable the Inspectors in their Interim Findings have also stated that "in principle, the Council's intention to address some of the ABCA unmet needs (1,500 homes and 30ha employment land) aligns with the spirit of the Duty to Cooperate". They add, "It is clear that the Council and the ABCA authorities are all content with the contribution and this is set out in a Statement of Common Ground".
- 7.11. It is therefore considered the Inspectors Interim Findings have provided endorsement to the agreement made between Shropshire Council and the Black Country authorities concerning the level of forecast unmet housing and employment need from the Black Country to be accommodated in the Shropshire Local Plan up to 2038.
- 7.12. However, the Inspectors interim findings also raises questions about how the Local Plan is seeking to accommodate this unmet need. This relates primarily to the Council's position that the 1,500 homes and 30ha of employment land (the unmet need) is to be accommodated within the wider Local Plan housing and employment requirements. The Inspectors have raised concerns about this approach, and have asked the Council to respond to the issues raised. The Inspectors have also asked the Council to confirm more precisely on which proposed housing and employment land allocations in the Plan the Council anticipate the unmet need to be accommodated.
- 7.13. Whilst it is not the role of the Inspectors to dictate how the Council responds to these issues, the interim findings are quite clear that the Council prepare additional Sustainability Appraisal (SA) material and that the unmet need is specifically reflected in this process. One of the options which the Inspectors have asked the Council to assess is higher housing and employment growth options for County in the Plan period, where the unmet need is effectively added on top of these Shropshire based requirements. Given a higher housing and employment land requirement would result in a need for additional supply to be identified over the plan period, under this scenario there would be a need for the Council to consider proposing to allocate additional land in the Local Plan above that already included.
- 7.14. For the avoidance of doubt, the SA process is intended to assess the likely environmental, social and economic impacts of the reasonable options considered, and is a specific requirement in Regulation 12 of the Environmental Assessment of Plans and Programmes Regulations 2004. Importantly, however, whilst the Inspectors have quite rightly considered the selection of a preferred strategy should have regard to this additional SA, they have confirmed it is for the Council to present an appropriate strategy, and for this to be assessed for soundness through the Examination process.

- 7.15. The additional SA work and its outcomes are included as Appendix 3 to this report. In responding to the Inspectors comments, this has included assessing options for growth which exceed the housing and employment land requirements currently included in the Local Plan, as well as reassessing the previously considered SA options, with the specific inclusion of the Black Country forecast unmet need element. In assessing the options in this manner, it is considered this meets the expectations of the Local Plan Inspectors with regard to this aspect of their initial findings.
- 7.16. In response to the Inspectors request, the Council have prepared a new Housing and Employment Topic Paper included as Appendix 4 to this report. The key purpose of the Topic Paper is to show how the Council has considered the conclusions of the new SA work, alongside other material considerations, and to arrive at a planning judgement on the preferred strategy for the Local Plan.

Proposed Housing and Employment Land Requirement 2016-2038

- 7.17. With regards to the housing requirement of the Local Plan, as currently drafted this is 30,800 dwellings over the plan period 2016-2038. This represented a ‘high’ growth option in the original SA of options during the earlier stages of plan preparation. In incorporating explicitly the 1,500 dwellings from the Black Country over the plan period, the same housing requirement of 30,800 represents a 13% increase on defined local housing need. The Council considers this uplift continues to constitute a ‘high’ growth option and is now referred to as High Growth Variation 1.
- 7.18. In seeking to respond effectively to the Inspectors interim findings, four other options are considered in the additional SA. Two of these options provide a housing requirement in excess of 30,800 dwellings, whilst two provide options lower than 30,800 dwellings. The highest option proposed is 32,300 dwellings over the plan period, which is the sum of the 30,800 plus in addition 1,500 dwellings for the Black Country. This option was specifically requested to be assessed by the Inspectors.
- 7.19. Following the careful consideration of the conclusions of the new SA, alongside a number of other material considerations, **it is considered the Local Plan’s housing requirement should be maintained at 30,800 dwellings over the plan period (2016-2038)**. It is considered this continues to represent the most sustainable option for the County, and one which is:
- responsive to the principle of and will deliver high growth, providing increased opportunities to deliver the wider Council strategic aspirations, including the Shropshire Plan and the Economic Growth Strategy, and will support increased delivery of additional affordable housing;
 - sufficient to meet local housing need, whilst providing appropriate flexibility to changing need over the plan period; and
 - includes a specific contribution of 1,500 dwellings towards the unmet housing need forecast to arise in the Black Country.

- 7.20. The proposed housing requirement is consistent with that previously proposed within the draft Shropshire Local Plan. As such, Shropshire Council considers that the strategy for achieving the proposed housing requirement proposed within the draft Shropshire Local Plan remains appropriate. It is considered this outcome responds positively to the Interim Findings of the Inspectors, and is evidence based.
- 7.21. **As such, only minimal modifications would be required to reflect this proposal, and there is no requirement to identify any additional site allocations at this stage.**
- 7.22. With respect to the employment land requirement of the Local Plan, as submitted this is 300 hectares over the plan period 2016-2038. The Housing and Employment Topic Paper provides the Councils conclusion on this following the consideration of the additional SA material as well as other relevant considerations.
- 7.23. In seeking to respond effectively to the Inspectors interim findings, five reasonable options for the employment land requirement were identified and assessed within the additional SA assessment work. Each of the five options explicitly incorporates the contribution of 30 hectares as Shropshire's contribution towards the unmet employment land need forecast to arise in the Black Country.
- 7.24. Following the careful consideration of the conclusions of the new SA, alongside a number of other material considerations, **it is considered the Local Plan's employment land requirement should be maintained at 300 hectares over the plan period (2016-2038).**
- 7.25. **As such, only minimal modifications would be required to reflect this proposal, and there is no requirement to identify any additional site allocations at this stage.**
- 7.26. It should be noted that one of the interim findings of the Inspectors was to require the Local Plan's housing and employment land requirements to be addressed as minimum requirements. This is not unusual for Local Plans, and whilst this does require a Main Modification to Policy SP2 it is considered appropriate to include.
- 7.27. In seeking to respond positively to the Inspector's request, it is considered the following three sites are appropriate to be specifically identified in the Plan as making a combined contribution of 1,500 dwellings to the Black Country's forecast unmet housing need:
- **BRID030, Tasley Garden Village, Bridgnorth** – 600 dwellings from total of 1,050 dwellings proposed;
 - **IRN001, Former Ironbridge Power Station, Ironbridge** – 600 dwellings from a total of 1,000 dwellings proposed;
 - **SHR060,158 &161 – Land between Mytton Oak Road and Hanwood Road, Shrewsbury** - 300 dwellings from a total of 1,500 dwellings proposed.

7.28. The following site is considered to be appropriate to be specifically identified in the Plan as making a contribution of 30ha to the Black County's forecast unmet employment land need:

- **SHF018b/SHF018d – Land East of Shifnal Industrial Estate, Upton Lane, Shifnal** – 30 ha from a total of 39ha proposed.

7.29. These four sites have been identified as being appropriate to make a specific contribution to the Black County's forecast unmet needs, primary due to their close geographical relationship and functional linkages, including via a direct train service in the case of Shifnal and Shrewsbury.

7.30. A new Green Belt Topic Paper (Appendix 5) has also been prepared in response to the Inspectors Interim Findings. To avoid any doubt, no additional Green Belt land is being proposed to be released in response to the Inspector's Interim Findings.

7.31. Appendix 2 to the report provides the Council's comprehensive response to the wider issues addressed by the Inspectors in their Interim Findings.

7.32. These include:

- A proposed new policy to address the Inspectors comments regarding ensuring sufficient housing for older people (the draft policy wording is included within Appendix 2 to this report).
- Confirmation that it is considered the start of the plan period should be maintained at 2016;
- A proposed approach to 'saving' parts of the existing SAMDev Plan, specifically those allocated Site Allocations which are not fully delivered;
- Confirmation that the Council's evidence for the Gypsy and Traveller Accommodation Assessment (GTAA) remains up to date and the approach proposed in the Local Plan remains appropriate;
- That the Strategic Infrastructure and Investment Network will support ongoing discussions regarding strategic infrastructure resulting from planned growth;
- Confirmation that it is felt appropriate for the Inspectors to take a view on the five year housing land supply position, whilst acknowledging they will not be able to 'fix' this for a set period.

7.33. The revised Local Development Scheme (LDS) (Appendix 7) sets out a new programme for the remainder of the Examination and the adoption of the Local Plan. This anticipates that, subject to the agreement of Cabinet, following the submission of the additional material to the Inspectors it is anticipated the Stage 2 hearing sessions will take place in November 2023. Subject to the conclusion of the Examination and the conclusions of the Inspectors it is anticipated the Local Plan could be subject to adoption in June 2024.

List of Background Papers (This MUST be completed for all reports, but does not include items containing exempt or confidential information)

Local Member: ALL

Appendices

Appendix 1 – Inspectors’ Interim Findings Following Stage 1 Hearing Sessions (ID28)

Appendix 2 – Shropshire Council Response to ID28: Inspectors’ Interim Findings Following Stage 1 Hearing Sessions

Appendix 3 – Shropshire Local Plan Additional Sustainability Appraisal Report

Appendix 4 – Housing and Employment Topic Paper

Appendix 5 – Green Belt Topic Paper

Appendix 6 – Revised Local Development Scheme (LDS) June 2023

Appendix 7 – Updated Schedule of Main Modifications June 2023

ID28

Shropshire Council. Examination of Shropshire Local Plan 2016-2038

Inspectors: Louise Crosby MA MRTPI, Carole Dillon BA (Hons) MRTPI and Nick Palmer BA (Hons) BPI MRTPI

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Mr West
Planning Policy
Shropshire Council
PO BOX 4826
Shrewsbury
SY1 9LJ

15 February 2023

Dear Mr West

Inspectors' Interim Findings following stage 1 hearings sessions

1. Set out below are our interim findings in relation to a number of matters following the stage 1 hearing sessions in July last year and January this year. Some of these findings require the Council to do additional work and some are just confirming Main Modifications (MMs) that were agreed at the hearings and other matters that were discussed, such as updating the evidence base.

Duty to Cooperate (DtC)

2. Following the hearing sessions, we wrote to you on 26 July 2022 (ID17) asking for you to provide more information in relation to the DtC and the activities that took place in relation to this prior to the submission of the Plan for examination.
3. We have now received this and had a chance to consider it and hear from the Council and representors on the matter at a further hearing session on 17 January 2023. Consequently, we can confirm that we are satisfied that the Council has met the legal duty set out in Section 33A of the Planning and Compulsory Purchase Act 2004 (as amended), in so far as it imposes a duty on a local planning authority to co-operate with other local planning authorities, the County Council and prescribed bodies or other persons by engaging constructively, actively and on an ongoing basis in relation to the preparation of a development plan document so far as relating to a strategic matter to maximise the effectiveness of the activity of plan preparation. Therefore, the examination can proceed.

Next Steps

4. Before we proceed to stage 2 hearing sessions there are a number of matters where we consider more work is necessary to make the plan sound and these are set out below. We have also taken this opportunity to set out our thoughts on other matters which we said we would give further thought to at stage 2 of the examination.

Plan Period

5. During the matter 1 hearing session the Council agreed to consider whether the Plan period and Local Housing Needs Assessment should be aligned along with any implications of doing so, including those relating to the Housing Requirement set out in policy SP2 and the supply of sites identified in Policies S1 to S21. Please advise what stage the Council have reached with this.

Saved Policies

6. During the matter 3 hearing session the Council agreed to review the means by which the necessary SAMDev policies would be “saved” to ensure that they will, as intended, remain extant for Development Management purposes should the Plan be adopted. Can you please provide further information on how the Council intends to do this, along with any necessary MMs.

Gypsy and Traveller Transit Site Provision

7. During the matter 5 hearing session the Council agreed to provide a cabinet report and minutes regarding new transit site provision for the Gypsy and Travelling community. Can this please be placed on the examination website.
8. Also, as part of the matter 5 hearing session, the Council provided an updated position in respect of the need and supply of pitches. Using this data can the Council please update Table 7.9 and the GTAA conclusion and executive summary as an addendum to the 2019 GTAA Update – Final Report. The Plan’s relevant supporting text should be reviewed in view of this.
9. The Council will be aware of the judgment *Lisa Smith v SSLUHC* [2022] EWCA Civ 1391 of 31st October 2022, regarding the interpretation of the Planning Policy for Traveller Sites and the application of that policy to Gypsies and Travellers who have ceased to pursue nomadic lifestyles. Can the council please consider whether, in light of this judgment, they wish to review the traveller site needs in the GTAA, and if not, the justification for this?

Unmet Housing and Employment Land Needs of the Association of Black Country Authorities (ABCA) and Policy SP2

10. The Council has identified the need for housing in the County as being 28,750 homes (1430 dwellings per annum) over the Plan period, based on the ‘high growth scenario’ and 300 ha of employment land based on a ‘balanced employment growth scenario’, as set out in the Sustainability Appraisal and Site Assessment Environmental Report, dated December 2020 (SA). The housing

requirement figure in policy SP2 is around 30,800 homes (1400 dwellings per annum) and the employment land requirement is around 300ha. The increase in the total quantum of housing is to take account of the different time period. The annual requirement is virtually the same. However, it is the Council's intention that the Plan should provide 1,500 new homes and 30ha of employment land over the plan period in order to help address a need for housing and employment land in the Black Country, that would otherwise not be met. We consider the question of this unmet need further below.

11. At the hearings, the Council suggested that these 1,500 new homes and 30ha of employment land is accounted for within the aforementioned housing and employment land requirement in policy SP2. We cannot see how. They are not mentioned in the SA and form no part of the growth scenarios considered therein. Consequently, we are concerned that there has been a conflation of housing need and housing requirement and also employment land need and employment land requirement – but these are two distinctly different things.
12. You will appreciate that we need clarity on this point, and the Plan itself must also be equally clear. We therefore ask that the Council provides us with a Topic Paper that unambiguously sets out the need for housing over the plan period and the local plan's housing requirement and the same for employment land. On the face of it, it seems to us that the latter is likely to be the sum of Shropshire's housing/employment need plus the 1,500/30ha homes/employment land relating to unmet need in the Black Country – whatever the case may be, these requirement figures should be made clear in the Plan, through a main modification to policy SP2.
13. This strategic issue crosscuts a number of important matters, including the Plan's development requirements, spatial distribution, Green Belt release and site allocations. As such, it has resulted in a great deal of discussion during the hearing sessions to date. The Council's approach to identifying the housing and employment land needs derived within Shropshire itself is sound. In principle, the Council's intention to address some of the Association of Black Country Authorities (ABCA) unmet needs (1500 homes and 30ha of employment land), aligns with the spirit of the DtC. It is clear that the Council and the ABCA authorities are all content with this contribution and this is set out in a Statement of Common Ground (SoCG), signed prior to the submission of the Plan for examination. We recognise that there is a lack of any prescribed formula in national planning policy for calculating any uplift to Shropshire's housing need to meet some of this externally derived unmet need.
14. Since the initial stage 1 hearings the joint plan making arrangements for the ABCA Councils have materially changed as these four separate councils are now preparing individual plans. The councils are all individually preparing their respective evidence bases, but utilising some of the existing joint evidence that has already been prepared. As a consequence, their anticipated adoption dates will be later than that of the previously proposed joint plan. Despite this new plan making context, there is no reason before us to find that the identified unmet needs in the Black Country area will disappear.

15. However, we are mindful that confirmation of the exact quantum requires the examination of these plans which is some time away and other councils will also be assisting in meeting some of the unmet needs since it is not and should not be the sole responsibility of Shropshire Council to meet all of ABCAs unmet needs for housing and employment land. This would be highly unlikely in any event given the emerging scale of unmet need, the Green Belt constraint within Shropshire, particularly in the part closest to the boundary with ABCA areas and also the AONB constraint in the southern part of the plan area. Nonetheless it remains an important strategic cross boundary matter that should not be deferred.
16. It is clear is that the unmet housing and employment needs being accommodated in Shropshire is the starting point as there is agreement to revisit the unmet need with a view to providing further assistance once the local plans for the ABCA councils have been examined and adopted. As set out above this is likely to be a number of years away given the stage they are currently at.
17. However, it was not until a point between the Regulation 18 and 19 stages of the plan making process that the Council agreed to accommodate 1500 dwellings and 30ha of employment land to support the unmet needs emerging in the ABCA area. This was after most of the evidence base had been completed, including the SA.
18. Regulation 12 of The Environmental Assessment of Plans and Programmes Regulations 2004 requires that an environmental report for the purpose of the regulations must identify, describe and evaluate the likely significant effects on the environment of implementing the plan policies and of the reasonable alternatives, taking into account the objectives and geographical scope of the plan. The SA will need to show how these requirements have been met as well as recording the wider assessment of social and economic effects.
19. We are concerned that the objectives and geographical scope of the Plan changed when the Council agreed to accommodate some of the unmet needs of the Black Country, but unfortunately the SA was not revisited. The SA is based on meeting only the needs of Shropshire. It tested different housing and economic growth options as well as different distribution options, but these were all based on just meeting the needs of Shropshire.
20. Further SA work therefore needs to be undertaken to assess the likely effects of the proposed strategy – which is based on meeting Shropshire’s housing and employment needs and contributing towards unmet needs from the Black Country. In carrying out this work, consideration also needs to be given to the selection of the preferred strategy when judged against reasonable alternatives. For example, by testing a scenario which includes the originally envisaged ‘high growth scenario’ and a contribution towards unmet housing needs.
21. If the intention is to contribute towards the unmet need from the Black Country, then for effectiveness this distinction needs to be set out in the housing and employment land requirements in the Plan. In doing so the Council will also

need to consider which site or sites in the Plan will be identified to meet that need. This also needs to be subject to sustainability appraisal to reflect the objectives and geographical scope of the Plan.

22. If, following the additional SA work, the Council chooses to pursue the same growth option as before then it follows that the housing and employment land requirements will increase, and more sites will be required. Consideration will also need to be given to the distribution of development since accommodating some of the unmet needs may result in more sites being required in the part of Shropshire nearest the Black Country. It would therefore be helpful if, once the Council has carried out the additional SA work, the proposed strategy in relation to the housing and employment land requirement is set out in the topic paper requested at paragraph 12 above. The Plan should also make clear what the Council's strategy is, through main modifications.
23. Given the Council were planning on releasing Green Belt land to meet its own needs, it seems unlikely that the unmet needs of the Black Country could be met without the release of Green Belt land. Can the Council please provide a revised Green Belt Topic Paper setting out the exceptional circumstances for releasing Green Belt land to meet its own needs and as a separate exercise the exceptional circumstances for releasing land to meet the unmet needs of the Black Country.
24. Great importance is placed on Council's having up to date plans by national planning policy. As set out above there is a requirement to carry out additional work on the SA and to produce topic papers and some main modifications to the Plan once the SA work is complete and there a clear way forward. This is likely to require a pause in the examination whilst the work is undertaken. Once the work has been undertaken, we will take a view on whether we consider further public consultation is required. The need to carry out this additional work will delay the examination and adoption of this Plan. However, we are unable to identify an alternative remedy that would avoid such a delay unfortunately. The additional work we have identified is necessary for us to find that the Plan is sound.
25. Regardless of the outcome of this work, it is likely that there will be a further request from the individual Black Country authorities in the future to meet some more of the unmet needs, but this could be dealt with by way of an early review trigger built into policy SP2 or by relying on the statutory 5-year review process set out in the Framework. We would welcome the Council's formal views on these alternative approaches.
26. Furthermore, we note that the related indicators and targets set out in the Plan's monitoring framework only focus on delivery within the Plan area against the Plan's overall proposed development requirements. In addressing some of the unmet needs of ABCA then the Plan's performance in doing so needs to be monitored. A failure to do this would undermine the effectiveness and therefore soundness of the Plan's approach to meeting housing and employment needs. The monitoring framework will need to be reviewed in light of this concern.

27. Any changes to the Plan as a result of the above will need to form the basis of Main Modifications which should be submitted to the examination.

Habitat Regulations Assessment

28. The matter of the River Clun and nutrient neutrality was discussed at the hearings in July. Shortly after the hearings the Government issued a Written Ministerial Statement (WMS) entitled '*Statement on improving water quality and tackling nutrient pollution*'. The Council's letter of 16th September 2022 (GC16) addresses the WMS. This suggests that the WMS may alter the position of Natural England and the Environment Agency on this matter. Can the Council please approach these organisations with a view to preparing updated SoCG. Once this is done can the Council advise on the implication of the latest position for the Plan and whether any outstanding issues could be dealt with by MMs.

Green Belt – RAF Cosford

29. The Council's Green Belt Topic Paper sets out the exceptional circumstances for the release of land from the Green Belt. This includes 214.2 ha of land at RAF Cosford which is a strategic site in the Plan (policy S21). The Council proposes to inset RAF Cosford in the Green Belt, in recognition of its existing and future operational areas and requirements. Para 7.18 of the Plan says that this will enable numerous and complementary development opportunities and that in turn these will complement and facilitate delivery of the Economic Growth Strategy for Shropshire and the objectives of the Plan.
30. One of these development opportunities is the development of the Midlands Air Ambulance Charity headquarters, however we understand that this now has planning permission despite it being in the Green Belt, demonstrating that this was not a barrier to development. The RAF base has grown and developed over many years and is now also home to the RAF Museum Cosford. There is no evidence before us to demonstrate that the site's Green Belt status has in anyway prevented it being developed in a manner consistent with its use as an RAF base or indeed related activities such as training facilities and domestic accommodation.
31. Paragraph 143(b) of the Framework which advises that when defining Green Belt boundaries, plans should not include land which it is unnecessary to keep permanently open. However, it seems that the site has large areas of undeveloped land which, if developed, could harm openness of the surrounding Green Belt land. It would also make it more difficult for the Council to control future non-military related development on the site as other general development management policies would apply.
32. To summarise, we find that exceptional circumstances do not exist to justify the removal of this site from the Green Belt. Consequently, the Council will need to draft a MM to ensure that this site remains within the Green Belt and make any necessary map changes.

Infrastructure Delivery Plan (IDP) and Strategic Funding Statement (SFS)

33. We still have some concerns about the gaps in the IDP and would urge the Council to treat this as a living document and aim to keep populating it when new figures become available.
34. In terms of the SFS, as set out at the hearings this should be forward facing rather than backward looking. The PPG advises that *“this should set out the anticipated funding from developer contributions, and the choices local authorities have made about how these contributions will be used. At examination this can be used to demonstrate the delivery of infrastructure throughout the Plan-period”*¹. Can the Council please provide a timescale for updating the SFS.

Five-year Housing Land Supply

35. The Council has requested that we confirm their 5-year housing land supply as part of the examination of the Plan policies. However, the PPG² advises that, among other things, *“when confirming their supply through this process, local planning authorities will need to be clear that they are seeking to confirm the existence of a 5-year supply as part of the plan-making process and engage with developers and others with an interest in housing delivery”*. Crucially, the Council have confirmed that they did not do this and therefore we cannot confirm the 5-year housing land supply through the local plan examination process.
36. In addition, the matter of 5-year housing land supply will be considered at stage 2 of the examination once we have examined the site allocations in the Plan. We still have serious doubts over whether we can fully consider this matter and come to a conclusion on whether the Council have a 5-year supply of housing land given that many of the sites the Council are relying on are allocated in the SAMDev plan and therefore are not before us.

Housing Requirement

37. The housing requirement in the Plan is expressed as ‘around’ 30,800 new homes and the employment land as ‘around’ 300ha. In our view these development requirements should be expressed as definitive minimum figures for both monitoring and effectiveness.

Specialist Housing/Older Persons Housing

38. Paragraph 62 of the Framework requires that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies, including older people. The Council’s evidence shows that there is a much higher number of older people residing in the Plan area than the national average.

¹ Paragraph: 059 Reference ID: 61-059-20190315

² Paragraph: 010 Reference ID: 68-010-20190722

39. Whilst there is a requirement within policy DP1 to provide older persons housing on sites of 50 dwellings or more, the amount that will need to be provided is not quantified and it is also not clear why the threshold of 50 dwellings has been chosen. The PPG advises that “*plan-making authorities should set clear policies to address the housing needs of groups with particular needs, such as older and disabled people. These policies can set out how the plan-making authority will consider proposals for the different types of housing that these groups are likely to require. They could also provide indicative figures or a range for the number of units of specialist housing for older people needed across the plan area throughout the plan period (our emphasis)*”³.
40. Whilst the PPG advises that Council’s ‘could’ provide indicative figures, we consider that as there is clear evidence of a higher-than-average need for such accommodation in this particular instance, either the policy should include indicative figures, or the Plan should contain a specific policy to deal with specialist housing.
41. Also, neither this Plan, nor the SAMDev plan appear to make any provision for this sector of the community, by allocating land for specialist housing or requiring it to be provided in some of the larger allocations. This would be another positive way in which the Council could address this matter. Please can the Council give some further consideration to this important matter.

Policy SP4 – Sustainable Development

42. The Council agreed during the hearings that they would introduce a MM to delete policy SP4 from the Plan and instead rely on national planning policy to ensure that development in the district is sustainable. This needs to be included in the list of MMs.

Policy SP5 – High-Quality Design

43. The Council agreed to look at the wording of policy SP5 and whether it should contain a reference to the National Design Guidance. Can the Council please confirm if they have done this and what the outcome was. Any changes will need to be set out as a MM.

Policy SP6 – Health and Wellbeing

44. A discussion took place at the hearings regarding criterion 5a. of this policy and whether it should refer to ‘improved’ health facilities and criterion 10 and its requirement for a Health Impact Assessment for all major development proposals. The Council agreed to give the wording in these 2 criteria further consideration. Can you please confirm the outcome of this and whether any MMs are being advanced as a result.

³ Paragraph: 006 Reference ID: 63-006-20190626

Policy SP10 – Managing Development in the Countryside

45. It was agreed during the hearings that this policy wording needs to clarify that it does not apply to sites in the countryside that are allocated for development in this Plan or any other adopted development plan. This revised policy wording will need to be set out in as a MM.

Policy SP12 Shropshire Economic Growth Strategy

46. We do have some concerns about the effectiveness of this policy as a great deal of it seems to be more of a vision rather than a strategic policy. Can the Council please review this policy in the context of the advice in relation to strategic policies set out in paragraphs 20 to 23 of the Framework. Proposed changes will need to be set out as MMs.

Policy SP13 – Delivering Sustainable Economic Growth and Enterprise

47. It was agreed at the hearings that the text box 'Figure SP13.1', should be incorporated into policy SP13. This will need to be included as a MM.

Strategic Settlements and Sites

48. We have set out our concerns above regarding the removal of the RAF Cosford site from the Green Belt. We have no further comments to make on policy S21 or policy S20 which relate to the former Ironbridge Power Station site.
49. Turning to Tern Hill and policy S19, we have concerns about the deliverability of the affordable housing that would be required in connection with the development of this proposed site allocation given the evidence set out in the Council's Viability Study 2020 (EV115.01) and the fact that the trajectory shows that 400 of the 750 proposed dwellings will be delivered after the Plan period.
50. This also leads us to find that there is a lack of evidence to demonstrate that this proposed allocation will be capable of supporting the necessary infrastructure and services planned. Given the site's location away from any main settlements, it is important that it contains a range of services to limit trips by private car. Therefore, we require evidence which demonstrates that the appropriate necessary infrastructure would be delivered at the appropriate stages in the delivery of this site to serve its occupants.
51. Finally, as discussed in detail at the relevant hearing session we have some concerns about the vagueness of some of the policy wording in policy S19. The Council agreed it would look at this with a view to improving its precision and certainty for the benefit of developers and local residents. These changes should be advanced as MMs.

Strategic Flood Risk Assessment

52. The issue of whether the Council's Strategic Flood Risk Assessment (SFRA) was up to date in terms of hydraulic modelling and fluvial flood risk was raised at the relevant hearing session. It was agreed that the Council would provide a note of clarification regarding the methodology and data relied upon and whether any updating is necessary. Also, the Council should review whether the SoCG with the Environment Agency needs to be updated in view of this.

Local Development Scheme

53. During the matter 1 hearing session the out of datedness of the Local Development Scheme (LDS) and the reasons for that were discussed. We would be obliged if the Council would keep the LDS under review and arrange an update. A note to this effect should be placed on the Council's examination website to inform web users of this.

Overall Conclusions

54. For the reasons set out above, as things stand, the development strategy set out in the Plan is unsound and further work and main modifications will be required to progress the examination. We appreciate that there is a lot in our letter for the Council to consider. Therefore, we have not set a deadline for a response. However, it would be helpful if you could provide an indicative timescale for a response. When you respond in full to our letter can you please also provide a timetable for the additional work that is required for soundness.
55. Once we have a timescale for any additional work, we can then agree some provisional dates for the stage 2 hearings. At these hearings it is likely we will first need to re-consider some of the stage 1 matters as then the development management policies in the plan and the site allocations.
56. The Council and participants should be aware that the above comments do not represent our full findings on these matters, which shall be set out in our final report having considered any representations made in response to further public consultation and/or further hearing sessions which may be required in due course.
57. We are not inviting comments to this letter from representors, they will be given an opportunity to comment on the above matters in due course, either through representations to consultation organised by the Council, through hearing statements, appearing at hearing sessions or through the opportunity to comment on MMs.
58. Should the Council require any further clarification on any of the above matters you can contact us through the Programme Officer.

Louise Crosby, Carole Dillon and Nick Palmer

Examining Inspectors

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Date: July 2023

Dear Inspectors,

Shropshire Council Response to ID28: Inspectors' Interim Findings Following Stage 1 Hearings Sessions

1. Introduction

- 1.1. Thank you for your correspondence of the 15th February 2023 (ID28) in which you set out your Interim Findings on the Stage 1 Hearing Sessions. Within ID28, you posed a series of questions to the Council and identified areas of further work for the Council to undertake before you proceed with the Stage 2 Hearing Sessions.
- 1.2. Within ID28, you also indicated that your questions and identified further areas of work may result in the identification of additional potential Main Modifications to support the soundness of the draft Shropshire Local Plan.
- 1.3. In our initial response (GC20), the Council indicated our intention to respond to ID28 by the 30th June 2023. However, as we subsequently advised, in order to allow for approval of this response by Shropshire Council's Cabinet, these timescales have been subject to a short extension. The Council very much appreciate your understanding on this matter.



- 1.4. We have now taken the opportunity to reflect on ID28 and in particular the conclusions you had reached, the questions you raised and the further areas of work identified.
- 1.5. Our initial response (GC20), this correspondence, and the accompanying documents represent our full response to ID28.
- 1.6. Between the issuing of ID28 and this response, a further hearing occurred regarding minerals and waste. Following the completion of this hearing the Council provided a schedule of proposed main modifications resulting from this hearing. You have subsequently issued a response (with correspondence reference ID34) requesting that the Council give due consideration to the need for main modifications to address a limited number of very specific issues.
- 1.7. The Council has reflected upon these suggestions and is supportive of the identification of proposed main modifications on all the issues identified. As such, a series of proposed main modifications have been prepared.
- 1.8. The documents which accompany this response include an Updated Schedule of Main Modifications and an Updated Schedule of Minor (Additional) Modifications.
- 1.9. These Schedules have been comprehensively reviewed and updated so that they capture all proposed modifications to date. This includes those proposed in response to ID28, those resulting from the recent hearing session on minerals and waste, and those proposed in response to mineral and waste correspondence ID34.
- 1.10. To aid with the consideration of proposed modifications, they have been re-referenced and re-ordered so that they reflect the structure of the draft Shropshire Local Plan.



- 1.11. For convenience, the Council has also prepared a 'track changes' version of the draft Shropshire Local Plan, which captures all of the proposed Main and Minor (Additional) Modifications to the draft Local Plan to this point in the examination.
- 1.12. *Please Note: The Updated Schedules of Main Modifications and Minor (Additional) Modifications utilise policy references as at the submission of the draft Shropshire Local Plan for examination. The 'track changes' version of the draft Shropshire Local Plan includes hyperlinks on policy references to aid navigation, these update to reflect changes resulting from proposed modifications.*
- 1.13. For ease, the Council has structured the remainder of this response to follow the order of ID28 and where appropriate we cross-refer to relevant paragraphs of ID28.

2. Duty to Cooperate (DtC)

- 2.1. Paragraphs 2-3 of ID28 address compliance with the Duty to Cooperate (DtC). Shropshire Council acknowledges and welcomes the conclusions about our engagement with our duty to cooperate partners, as recorded within these paragraphs of ID28.

3. Next Steps

- 3.1. Paragraph 4 of ID28 addresses next steps. This correspondence and the accompanying documents are intended to provide the information necessary to allow the examination of the draft Shropshire Local Plan to proceed to the Stage 2 Hearing Sessions.



4. Plan Period

- 4.1. Paragraph 5 of ID28 addresses the plan period for the draft Shropshire Local Plan. It identifies two questions for the Council:
- a. Whether the start of the plan period (currently proposed to be 2016) should align with the base date for the Local Housing Needs Assessment (which is 2020) submitted as part of the evidence base that informed the preparation of the draft Shropshire Local Plan?
 - b. What are the implications of aligning these two dates, including in relation to the Housing Requirement in draft Policy SP2 and the settlement guidelines / supply of sites in Policies S1-S20?
- 4.2. Shropshire Council has considered these questions and addresses each in turn.

a. Should the start of the plan period be aligned with the base date for the Local Housing Needs Assessment?

- 4.3. The Council acknowledges there may be advantages to aligning the start of the plan period with the base date for the Local Housing Needs Assessment. However, the Council considers that these advantages would be outweighed by the disadvantages and it is also considered unnecessary to change the plan period to ensure the plan is 'sound'.
- 4.4. The disadvantages resulting from such a change to the plan period, include:
- a. Consultations and discussions with communities undertaken during the preparation of the draft Shropshire Local Plan were predicated on a 2016 start date for the plan period. Changing this date now may cause unnecessary confusion.
 - b. Evidence base prepared to inform the draft Shropshire Local Plan is predicated on a 2016 start date for the plan period. Whilst a change



would not invalidate the evidence, it could again cause some unnecessary confusion.

- c. Change would have 'knock-on' implications for settlement housing and employment land guidelines (see below) which could also cause unnecessary confusion.
- d. It could lead to further debate over whether the start of the plan period should be updated again as the examination process continues. This may cause unnecessary delay and confusion.

4.5. Shropshire Council is concerned that unnecessary confusion has the potential to undermine implementation of the draft Shropshire Local Plan.

b. What are the implications of aligning these two dates?

4.6. If the start of the plan period is aligned with the base date for the Local Housing Needs Assessment, the housing and employment land requirements within draft Policy SP2 would need to be reduced to exclude the housing and employment land completed prior to 2020.

4.7. This is because these proposed requirements were directly informed by the supply at 2016, as this represented the start of the plan period when the draft Shropshire Local Plan was being prepared. The consultation material produced to inform preparation of the draft Shropshire Local Plan documents this.

4.8. Similarly, the housing and employment land guidelines for all settlements within draft Policies S1-S20 would need to be amended to exclude the housing and employment land completed prior to 2020.

4.9. This is again because these proposed guidelines were directly informed by the supply at 2016, as this represented the start of the plan period when the draft Shropshire Local Plan was being prepared and this



formed the basis for discussions with communities. Again, documented within the consultation material produced to inform preparation of the draft Shropshire Local Plan.

- 4.10. As such, a range of Main Modifications would be required to the draft Shropshire Local Plan in order to reflect this change. This would include:
 - a. The introduction to the draft Shropshire Local Plan.
 - b. Draft policies, including SP2, SP7, SP13, DP1, DP2, DP3, DP30 and S1-S20.
 - c. The explanation to a number of draft Policies, including those referenced above.
 - d. Appendices 5 and 6 of the draft Shropshire Local Plan.
- 4.11. Again, it could also lead to further debate over whether the start of the plan period should be updated again as the examination process continues.
- 4.12. As such, upon reflection Shropshire Council's clear preference is for the start of the Plan period to remain 2016, unless you consider that a change to 2020 is required to ensure the draft Shropshire Local Plan is 'sound'.

5. Saved Policies

- 5.1. Paragraph 6 of ID28 addresses the means by which relevant policies within the SAMDev Plan would be 'saved'. It requested that the Council provide further information on how this is intended to be achieved.
- 5.2. Within Appendix 1 of GC20 three initial mechanisms were identified to 'save' the relevant policies within the SAMDev Plan – one of which reflected the approach already proposed in the draft Shropshire Local Plan.



5.3. Within your response to GC20 (within correspondence referenced as ID33) you provided the following advice:

“Turning now to appendix 1 of your letter, Mrs Dillon and I have looked at this and given it a great deal of thought. Our view is that whilst you can retain policies in your existing plan you cannot save parts of them by striking through text as there is no mechanism for this. To do this you would have to replicate all of the amended policies in an appendices to the emerging plan. This would make the emerging plan very long and difficult for future users to navigate. Moreover, these policies as you know are not before this examination.

Our advice would be to refer to the policies in appendix 2 of the emerging plan as is the case at present, but then add some wording into emerging Policy SP2 to make it clear that the housing and employment land requirement is made up of sites in the emerging plan and sites in appendix 2. You could also consider adding some wording to the beginning of the Place Plans section of the emerging plan as ‘supplementary text’ in order to provide further context to the policy situation for allocations within the Place Plan areas.”

5.4. Firstly, Shropshire Council would like to thank you for reflecting upon the initial mechanisms identified by the Council and providing your views on this matter.

5.5. Having considered ID33, Shropshire Council is in agreement that the proposed approach is both effective and appropriate.

5.6. The Council has identified two proposed modifications to implement this proposed approach, which are to:

a. Include additional text in draft Policy SP2 of the draft Shropshire Local Plan to explain that the housing and employment land requirements will be implemented using a land supply that



comprises sites within the draft Shropshire Local Plan and sites already allocated within the SAMDev Plan, as identified within Appendix 2 of the draft Shropshire Local Plan.

b. Include additional text within the introduction to Section 5 of the draft Shropshire Local Plan explaining that 'saved' allocations and new allocations will contribute towards the achievement of the housing and employment land guidelines for settlements. Thereby providing further context to the settlement policies across the 18 Place Plan areas.

5.7. These proposed modifications are documented within the enclosed Updated Schedule of Proposed Main Modifications.

5.8. Shropshire Council considers that these proposed modifications provide greater clarity about the sites that contribute to the achievement of the proposed housing and employment land requirements within the draft Shropshire Local Plan.

5.9. Shropshire Council also considers that these modifications complement:

a. The existing references to sites already allocated within the SAMDev Plan (as identified within Appendix 2 of the draft Shropshire Local Plan), in both the explanation to draft Policy SP2 and in the draft settlement policies (S1-S18).

b. The previously proposed modification to Appendix 2 of the draft Shropshire Local Plan to update the list of proposed 'saved' site allocations to exclude sites that have been built out since 31st March 2019 and include the development guidelines and approximate provision figures from the SAMDev Plan for each 'saved' allocation (the location and extent of these 'saved' allocations are already illustrated on the draft Policies Map).



6. Gypsy and Traveller Transit Site Provision

- 6.1. Paragraphs 7-9 of ID28 address Gypsy and Traveller transit site provision. They include the following questions:
- a. Can the Council provide copies of the Cabinet Report and Cabinet Minutes regarding the proposed Gypsy and Traveller transit site on the examination webpage?
 - b. Can the Council update 'Table 7.9', the conclusion, and the executive summary of the Gypsy and Traveller Accommodation Assessment (GTAA) 2019 Update, as an addendum to this document?
 - c. Can the Council review the supporting text within the draft Shropshire Local Plan in response to the addendum to the GTAA 2019 Update?
 - d. Can the Council consider whether they wish to review the Gypsy and Traveller site needs within the GTAA 2019 Update in the light of the judgment *Lisa Smith v SSLUHC* [2022] EWCA Civ 1391 of 31st October 2022?
- 6.2. Shropshire Council has considered these questions and addresses each in turn.

a. Copies of the Cabinet Report and Cabinet Minutes regarding the proposed Gypsy and Traveller transit site

- 6.3. Shropshire Council can confirm that copies of the Cabinet Report and Cabinet Minutes regarding the proposed Gypsy and Traveller transit site to the north of Shrewsbury have been provided to the Programme Officer and have subsequently been made available on the examination webpage as an Examination Stage Document (reference GC21).



6.4. For information, a Planning Application (reference 23/00567/FUL) was submitted for the provision of this new transit site. This was subsequently withdrawn to allow the preparation of further additional technical assessments. It is anticipated that a new Planning Application for this proposal will be submitted shortly.

b. Prepare an Addendum to the GTAA 2019 Update

6.5. Shropshire Council has undertaken a review of Table 7.9, the conclusion, and the executive summary of the GTAA 2019 Update. This was informed by professional advice provided by our consultants Arc4.

6.6. Following this review an addendum to the GTAA 2019 Update has been prepared. This addendum has been provided alongside this correspondence to be made available on the examination webpage.

c. Review of supporting text within the draft Shropshire Local Plan

6.7. Following preparation of the addendum referenced above, Shropshire Council has undertaken a review of the supporting text within the draft Shropshire Local Plan.

6.8. As a result of this review, a number of main modifications are proposed to the explanation of draft Policy DP8, to reflect the additional information set out in the GTAA 2019 addendum. These proposed main modifications are documented within the enclosed Updated Schedule of Proposed Main Modifications.

d. Implications of the judgment Lisa Smith v SSLUHC [2022] EWCA Civ 1391 of 31st October 2022

6.9. Shropshire Council recognises the Court of Appeal's judgment in Lisa Smith v SSLUHC [2022] EWCA Civ 1391 of 31st October 2022 about the



interpretation and application of the Planning Policy for Traveller Sites (2015) (PPTS).

- 6.10. Having reviewed it and considered the implications of this case for the Council's published evidence (including the GTAA 2019 Update), the Council considers that it would not change the Council's approach to assessing the accommodation needs of Gypsies and Travellers for the purposes of the Local Plan review.
- 6.11. The Shropshire GTAA 2019 Update assesses the accommodation needs of all Gypsies and Travellers, with those relating to Travellers meeting the Annex A definition in the PPTS identified as a proportion of the total identified cultural need. Thus, the housing needs of all ethnic Gypsies and Travellers are assessed, including those that may be deemed to have permanently ceased to travel and fall outside the definition of Gypsies and Travellers in the PPTS.
- 6.12. This is succinctly documented within the explanation to draft Policy DP8 of the draft Shropshire Local Plan, which includes a brief summary of the GTAA 2019 Update. This notes that it *"includes ethnic gypsies and travellers who fall outside the definition of Travellers in the PPTS who nonetheless are able to demonstrate a right to culturally appropriate accommodation."*
- 6.13. As such, it is not considered that the GTAA 2019 Update needs to be reviewed in the light of the judgment in *Lisa Smith v SSLUHC* [2022] EWCA Civ 1391 of 31st October 2022. However, the Council has separately addressed the required update of the GTAA requested in relation to Paragraph 8 of ID28.
- 6.14. The Council understands that it has a requirement to assess and meet the accommodation needs of all Gypsy and Travellers, irrespective of their travelling status. The conclusions of the GTAA 2019 Update confirm that all cultural need has been assessed and that for the



purposes of the Local Plan Review, it is expected that supply will be sufficient to meet this need.

- 6.15. Thus, the proposed approach to meeting the housing needs of Gypsies and Travellers within the draft Shropshire Local Plan will meet both the needs of those that comply with the definition of Gypsies and Travellers in the PPTS; and the needs of ethnic Gypsies and Travellers that fall outside the definition of Gypsies and Travellers in the PPTS, who nonetheless can demonstrate a right to culturally appropriate accommodation.

7. Unmet Housing and Employment Land Needs of the Association of Black Country Authorities (ABCA) and Policy SP2

- 7.1. Paragraphs 10-27 of ID28 address a range of issues related to housing and employment land.

Housing and Employment Topic Paper

- 7.2. Paragraphs 10-12 of ID28 address housing and employment land needs and requirements and culminate in a request for a Housing and Employment Topic Paper to address these matters.
- 7.3. Paragraph 22 of ID28 relates to the proposed strategy for achieving the housing and employment land requirement. It culminates in a request for the new Housing and Employment Topic Paper to document the proposed strategy.
- 7.4. Shropshire Council has sought to positively respond to these requests and has prepared a new Housing and Employment Topic Paper. This seeks to explain the Council's position with regard to housing and employment land needs and requirements, including the proposed



strategy for the distribution of development to achieve these proposed requirements.

7.5. For the avoidance of doubt, the content of this new Housing and Employment Topic Paper has been directly informed by the wider work undertaken in response to ID28 (particularly the additional Sustainability Appraisal and site assessment work undertaken in responses to paragraphs 17-21 of ID28). The Housing and Employment Topic Paper is enclosed with this response.

7.6. In summary, with regard to the housing and employment land requirements and the approach to the strategic distribution of planned development, the Housing and Employment Topic Paper concludes that:

- a. *Over the proposed plan period from 2016 to 2038, **a minimum of 30,800 new dwellings and a minimum of 300 hectares of employment land will be delivered**, of which 1,500 dwellings and 30ha of employment land are to contribute towards the unmet needs forecast to arise within the Black Country. The proposed housing and employment land requirements equate to around 1,400 dwellings and around 14ha of employment land per annum.*
- b. *To achieve a sustainable and appropriate pattern of development which also maximises investment opportunities, **new development will be focused in the 'urban areas'**, which consist of Strategic Centre of Shrewsbury, proposed Principal Centres, proposed Key Centres and proposed Strategic Settlements.*
- c. *Recognising the rurality of much of Shropshire and the importance of ensuring the long-term sustainability of rural communities, growth in 'urban areas' will be **complemented by appropriate new development** within Community Hubs, which are considered significant rural service centres; and to a lesser extent Community Clusters, which consist of settlements with aspirations to maintain or*



enhance their sustainability. Outside these settlements, new development in the wider rural area will consist of affordable housing where there is evidenced local needs and appropriate rural employment and economic diversification.

- 7.7. This therefore forms the basis for the proposed spatial strategy for the level and distribution of development across Shropshire.

Housing and Employment Land Need and Proposed Contributions to the Black Country

- 7.8. Paragraph 13 of ID28 specifies that *“The Council’s approach to identifying the housing and employment land needs derived within Shropshire itself is sound.”* It also specifies that *“In principle, the Council’s intention to address some of the Association of Black Country Authorities (ABCA) unmet needs (1500 homes and 30ha of employment land), aligns with the spirit of the DtC.”* These conclusions are welcome.
- 7.9. Paragraphs 14-16 continue discussion of the unmet needs forecast to arise within the Black Country and conclude that proposed contributions are *“the starting point as there is agreement to revisit the unmet need with a view to providing further assistance once the local plans for the ABCA councils have been examined and adopted.”*
- 7.10. Shropshire Council acknowledges this conclusion and is committed to continued positive engagement through the duty to cooperate with the Black Country Authorities.

Further Sustainability Appraisal (SA) Assessment Work

- 7.11. Paragraphs 17-20 continue to address the proposed contribution to unmet needs forecast to arise within the Black Country, in the context of Sustainability Appraisal (SA). They raise concern about the



consideration of proposed contributions to the unmet needs forecast to arise within the Black Country when undertaking SA assessments.

7.12. Paragraph 20 concludes that *“Further SA work therefore needs to be undertaken to assess the likely effects of the proposed strategy – which is based on meeting Shropshire’s housing and employment needs and contributing towards unmet needs from the Black Country.”*

7.13. As such, Shropshire Council has undertaken further Sustainability Appraisal (SA) assessment work regarding the proposed housing and employment land requirements, including consideration of a range of reasonable options for each.

7.14. Consistent with ID28, within the additional SA assessment work an explicit distinction is made between Shropshire need and the proposed contribution to unmet needs forecast to arise within the Black Country.

7.15. The conclusions of this additional SA assessment work have been carefully considered and have informed proposals regarding the housing and employment land requirements for inclusion within the draft Shropshire Local Plan. These proposals and the relationship to need is documented within the new Housing and Employment Topic Paper.

Black Country Contribution

7.16. Paragraph 21 of ID28 explains that if the Council intend to contribute towards the unmet needs forecast to arise within the Black Country, for effectiveness this should be set out in the housing and employment land requirements of the draft Shropshire Local Plan.

7.17. As documented within the further SA assessment work and new Housing and Employment Topic Paper, Shropshire Council continues to consider that the proposed contributions of 1,500 dwellings and 30ha of employment land towards the unmet needs forecast to arise within the



Black Country are appropriate and should be included within the draft Shropshire Local Plan.

- 7.18. The draft Shropshire Local Plan includes explicit reference to these proposed contributions within the explanation to draft Policy SP2. However, in seeking to positively respond to ID28, a main modification is proposed to specify that these contributions constitute part of the proposed housing and employment land requirements within draft Policy SP2 itself.

Sites to Accommodate Proposed Contributions to the Unmet Needs Forecast to Arise in the Black Country

- 7.19. Paragraph 21 of ID28 also specifies that for the purpose of effectiveness, there is a need to identify sites to accommodate any proposed contributions to unmet needs forecast to arise in the Black Country, through additional SA and site assessment work.
- 7.20. Specifically, it states *"...the Council will also need to consider which site or sites in the Plan will be identified to meet that need. This also needs to be subject to sustainability appraisal to reflect the objectives and geographical scope of the Plan."*
- 7.21. To ensure the effectiveness of the draft Shropshire Local Plan, Shropshire Council has undertaken additional SA and site assessment work to inform the identification of the site or sites to accommodate the proposed contributions of 1,500 dwellings and 30ha of employment land towards unmet needs forecast to arise within the Black Country.
- 7.22. This scope and conclusions of this assessment work are explained within the enclosed additional SA and site assessment work.
- 7.23. In conclusion, a series of sites have been identified to accommodate the proposed contributions of 1,500 dwellings and 30ha of employment land towards unmet needs forecast to arise within the Black Country. These



sites and a brief summary of the reasons for their identification are documented within Table 7.1.

7.24. The additional SA assessment work also considered the sustainability of the proposed contributions and approach / sites to accommodate contributions to unmet needs forecast to arise within the Black Country through the updated SA assessment of draft Policy SP2. Reflecting the outcome of this work, a series of proposed modifications are documented within the enclosed Updated Schedule of Proposed Main Modifications.



Table 7.1: Sites Identified to Accommodate the Proposed Contributions to the Unmet Needs Forecast to Arise in the Black Country

Site Reference	Site Name	Specific Policy	Total Capacity	Black Country Contribution	Summary
BRD030	Tasley Garden Village, Bridgnorth	S3.1	1,050 dwellings 16ha employment land New local centre 20ha of green infrastructure and a 19ha linear park	600 dwellings	<p>Bridgnorth is located in south-east Shropshire with a functional relationship to the Black Country. It benefits from strong road links to the Black Country via the A454 corridor.</p> <p>Bridgnorth is a principal centre and performs a strategic role in the east of Shropshire.</p> <p>The site constitutes a proposed sustainable urban extension, with the capacity to accommodate a significant volume of development.</p> <p>The site can accommodate a sizeable contribution towards the unmet housing needs forecast to arise in the Black Country.</p> <p>Development of the site would be considered to constitute sustainable development, informed by careful consideration of identified opportunities and constraints (including the fact that it is not located within the Green Belt).</p> <p>Accommodating the proposed contribution to the Black Country on this site will contribute to the achievement of the wider spatial strategy for Shropshire.</p>
SHF018b & SHF018d	Land east of Shifnal Industrial Estate, Upton Lane, Shifnal	S15.1	39 hectares (15.6ha net development)	30ha of employment land	<p>Shifnal is located in east Shropshire with a functional relationship to the Black Country. It benefits from strong road and rail links to the Black Country via the M54 corridor and Shrewsbury-Wolverhampton railway line.</p> <p>Shifnal is a key centre and a focus for investment, employment, housing and development on the M54/A5 strategic corridor.</p> <p>The site constitutes a proposed strategic employment allocation which due to its size and location has the potential to form both a local and regionally important employment centre.</p> <p>The site can accommodate a sizeable contribution towards the unmet employment land needs forecast to arise in the Black Country.</p> <p>Development of the site would be considered to constitute sustainable development, informed by careful consideration of identified opportunities and constraints. Whilst the site is located within the Green Belt, it is considered that exceptional circumstances exist to justify the release of this land for employment, as documented within the new Green Belt Topic Paper.</p> <p>Accommodating the proposed contribution to the Black Country on this site will contribute to the achievement of the wider spatial strategy for Shropshire.</p>

Site Reference	Site Name	Specific Policy	Total Capacity	Black Country Contribution	Summary
SHR060, SHR158 & SHR161	Land between Mytton Oak Road and Hanwood Road, Shrewsbury	S16.1	1,500 dwellings 5ha of employment land	300 dwellings	<p>Shrewsbury is located in central Shropshire with a functional relationship to the Black Country. It benefits from strong road and rail links to the Black Country via the M54 / A5 corridor and Shrewsbury-Wolverhampton railway line. Shrewsbury is the strategic centre of Shropshire and the primary focus for new development in the County.</p> <p>The site constitutes a proposed sustainable urban extension, with the capacity to accommodate a significant volume of development.</p> <p>The site can accommodate a sizeable contribution towards the unmet housing needs forecast to arise in the Black Country.</p> <p>Development of the site would be considered to constitute sustainable development, informed by careful consideration of identified opportunities and constraints (including the fact that it is not located within the Green Belt).</p> <p>Accommodating the proposed contribution to the Black Country on this site will contribute to the achievement of the wider spatial strategy for Shropshire.</p>
IRN001	Former Ironbridge Power Station	S20	Range of local services and facilities Around 1,000 dwellings Around 6ha of employment land Extensive green infrastructure	600 dwellings	<p>The Former Ironbridge Power Station is located in east Shropshire with a functional relationship to the Black Country. It benefits from road access to the M54 / A5 corridor link to the Black Country via either the A4169 / A5523 or A4169 / A442.</p> <p>The Former Ironbridge Power Station is a part brownfield site that benefits from Outline Planning Permission and will form a new strategic settlement, with the capacity to accommodate a significant volume of development.</p> <p>The site can accommodate a sizeable contribution towards the unmet housing needs forecast to arise in the Black Country.</p> <p>Development of the site would be considered to constitute sustainable development, informed by careful consideration of identified opportunities and constraints (including the fact that it is not located within the Green Belt).</p> <p>Accommodating the proposed contribution to the Black Country on this site will contribute to the achievement of the wider spatial strategy for Shropshire.</p>

Green Belt Topic Paper

- 7.25. Paragraph 23 of ID28 addresses the role of proposed Green Belt releases in supporting the housing and employment land supply to meet Shropshire needs and proposed contributions to unmet needs forecast to arise within the Black Country.
- 7.26. It culminates in a request for an updated Green Belt Topic Paper, setting out exceptional circumstances for releasing Green Belt land to meet the needs of Shropshire and as a separate exercise the exceptional circumstances for releasing land to meet the unmet needs of the Black Country.
- 7.27. In seeking to positively respond to this request, Shropshire Council has prepared an additional Green Belt Topic Paper.
- 7.28. However, it is important to note that a comprehensive Green Belt Exceptional Circumstances Statement (EV051) has already been prepared. Furthermore, a previous Green Belt Topic Paper (GC4g) was also prepared to provide a strategic overview of the role and purpose of proposed Green Belt releases.
- 7.29. Additionally, as documented within Table 7.1, through the additional SA and site assessment work four sites have been identified to accommodate the proposed contribution to the unmet needs of the Black Country. Of these, only one: SHF018b & SHF018d is located within the Green Belt – with the intention that it accommodates 30ha of employment land towards the unmet employment land needs forecast to arise within the Black Country.
- 7.30. As such, the new Green Belt Topic Paper seeks to:
- a. Provide a summary of the purpose of each of the proposed releases of land from the Green Belt to meet current or future needs arising



within Shropshire. This is supported by appropriate cross-references to other relevant material where appropriate.

- b. Provide a more detailed explanation of the purpose and exceptional circumstances for the proposed release of land from the Green Belt to accommodate a proposed contribution to the unmet needs forecast to arise within the Black Country.

Need for Consultation

- 7.31. Paragraph 24 of ID28 explains that it is necessary to address the issues raised in paragraphs 10-23 of ID28 in order for the plan to be found sound. Shropshire Council recognises this conclusion and within this response and the accompanying material has sought to positively respond to the conclusions reached.
- 7.32. Paragraph 24 indicates that following the submission of the full response to ID28, you will determine whether there is a need for further public consultation. Shropshire Council appreciates your consideration of this matter and will of course positively respond to your conclusions.

Local Plan Review Mechanism

- 7.33. Paragraph 25 of ID28 addresses the Local Plan review process. It states that such a review *“could be dealt with by way of an early review trigger built into policy SP2 or by relying on the statutory 5-year review process set out in the Framework”* and requests that the Council provide its formal views on these alternatives.
- 7.34. Shropshire Council very strongly favours the use of the statutory 5-year review process set out in the National Planning Policy Framework (NPPF).



- 7.35. There are a number of factors which inform this position. In summary, the statutory 5 year review process:
- a. Is the mechanism that Government has introduced for reviewing Local Plans.
 - b. Is a cycle with which many within the industry and Shropshire's communities are familiar.
 - c. Provides much needed stability and certainty regarding the policy framework in an area for individuals, communities, developers and decision makers. One of the issues with other mechanisms is the considerable uncertainty about whether / when a review will be 'triggered'.
 - d. Provides a better opportunity to focus on post adoption implementation and delivery. This implementation process is crucial, as without it the value of the Local Plan is diminished.
 - e. Is appropriately aligned with the timescales for the preparation of the Local Plans within the Black Country Authorities in order to support ongoing cross boundary discussions.

Monitoring Indicators

- 7.36. Paragraph 26 of ID28 addresses monitoring indicators and concludes that there is a need for indicators associated with the delivery of the proposed contributions to the unmet needs forecast to arise within the Black Country.
- 7.37. Shropshire Council has identified proposed modifications which seek to respond to this conclusion, which are documented within the enclosed Updated Schedule of Proposed Main Modifications.



Main Modifications

- 7.38. Paragraph 27 of ID28 explains that any main modifications resulting from the issues addressed within Paragraphs 10-26 of ID28 need to be appropriately documented and submitted to the examination.
- 7.39. Shropshire Council has identified a series of proposed modifications informed by the additional work undertaken in response to Paragraphs 10-26 of ID28. These proposed modifications are documented within the enclosed Updated Schedule of Proposed Main Modifications and Updated Schedule of Proposed Minor (Additional) Modifications.

8. Habitat Regulations Assessment

- 8.1. Paragraph 28 of ID28 addresses the Habitat Regulations Assessment (HRA) of the draft Shropshire Local Plan, specifically with regard to the Clun catchment.
- 8.2. It requests that Shropshire Council engages with Natural England and the Environment Agency regarding the Written Ministerial Statement (WMS) entitled 'Statement on improving water quality and tackling nutrient pollution', with a view to updating the prepared Statements of Common Ground (SoCG).
- 8.3. It also asks that following this engagement, the Council should advise on the implications for the latest position in the draft Shropshire Local Plan and whether any outstanding issues might be addressed through further proposed Main Modifications.
- 8.4. Proactive engagement between Shropshire Council and Natural England is currently ongoing with regard to this matter. The Council will provide further updates on this matter in due course.



9. Green Belt – RAF Cosford

9.1. Paragraphs 29-32 of ID28 address RAF Cosford. They explain that you have concluded that RAF Cosford should remain in the Green Belt, because:

- a. There is *“no evidence before us to demonstrate that the site’s Green Belt status has in anyway prevented it being developed in a manner consistent with its use as an RAF base or indeed related activities such as training facilities and domestic accommodation”*.
- b. *“Paragraph 143(b) of the Framework which advises that when defining Green Belt boundaries, plans should not include land which it is unnecessary to keep permanently open. However, it seems that the site has large areas of undeveloped land which, if developed, could harm openness of the surrounding Green Belt land.”*
- c. *“It would also make it more difficult for the Council to control future non-military related development on the site as other general development management policies would apply.”*

9.2. Whilst of course disappointed, Shropshire Council accepts the reasoning and conclusions in your Interim Findings. As such, appropriate main modifications are proposed. In summary these proposed modifications involve:

- a. The deletion of draft Policy S21 and its explanation.
- b. Appropriate amendments to draft Policies SP11 and S1 and their explanations.
- c. Other necessary amendments for the purpose of consistency.

9.3. Given the extensive built form that exists on the RAF Cosford site and the fact that there are known development aspirations / opportunities, Shropshire Council considers it is important to recognise within the

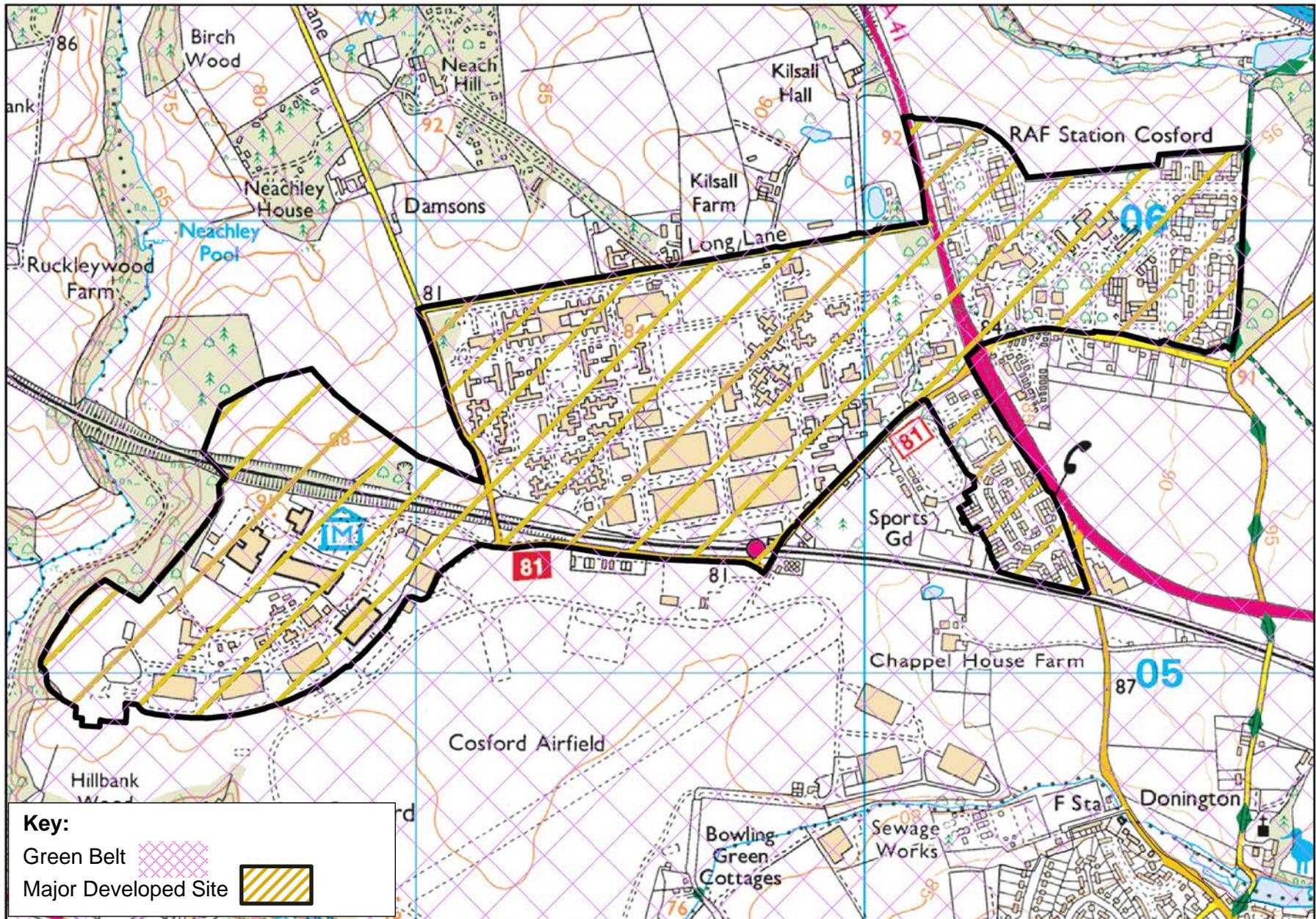


draft Shropshire Local Plan that RAF Cosford is a major developed predominantly brownfield site located within the Green Belt.

- 9.4. It is also important to recognise that this is a consideration when determining whether very special circumstances exist for development within the Green Belt - this position is consistent with that within the adopted Local Plan and is responsive to the conclusions you have reached within your Interim Findings.
- 9.5. As such, it is proposed that this is reflected within the modifications to draft policies SP11 and S1.
- 9.6. These proposed modifications are documented within the enclosed Updated Schedule of Proposed Main Modifications and Updated Schedule of Proposed Minor (Additional) Modifications.
- 9.7. Modifications will also be required to the draft Policies Map to remove reference to the RAF Cosford Strategic Site and include reference to the RAF Cosford Major Developed Site, this will be undertaken in due course.
- 9.8. For information, the proposed extent of the major developed predominantly brownfield component of the RAF Cosford site, which it is proposed will be reflected on the Policies Map, is identified in Figure 9.1.



Figure 9.1: Extent of the Proposed RAF Cosford Major Developed Site



10. Infrastructure Delivery Plan (IDP) and Strategic Funding Statement (SFS)

- 10.1. Paragraphs 33-34 of ID28 address infrastructure.
- 10.2. Paragraph 33 of ID28 advises the Council to treat the Infrastructure Delivery Plan (known in Shropshire as the Strategic Infrastructure and Investment Plan (GC4t)) as a 'live document' and to continue populating it as further information becomes available.
- 10.3. Shropshire Council recognises the importance of having a robust understanding of the infrastructure required to support development proposals within the draft Shropshire Local Plan. However, the strategic nature of the Local Plan can mean providing detailed assessments will be challenging.
- 10.4. However, Shropshire Council very much recognises the importance of continuing to enhance its understanding of infrastructure requirements across Shropshire, and in particular the infrastructure required to support the development proposals within the draft Shropshire Local Plan.
- 10.5. The Council therefore welcomes the recommendation and strongly embraces the principle of the Strategic Infrastructure and Investment Plan (GC4t) being viewed as a 'live document' that should be continued to be populated as further information becomes available.
- 10.6. Indeed, as documented within the Strategic Infrastructure and Investment Plan (GC4t) itself *"It is important that this Strategic Infrastructure and Investment Plan provides a 'live' framework, enabling the alignment of future planning, prioritisation, and delivery. It can only provide a snapshot in time using the best available data and assumptions from Shropshire's strategic providers. The Plan will be subject to an annual review and agreement via Shropshire's Strategic*



Infrastructure and Investment Network and informed with local intelligence via the annual Place Plan review.”

- 10.7. Shropshire Council would note that reflecting the 'live' nature of infrastructure planning in Shropshire, a comprehensive update of the Place Plans (EV067.01-EV067.18) that identify infrastructure needs and priorities is currently ongoing.
- 10.8. Further information regarding the infrastructure needed to support new development and the infrastructure priorities and investment strategies of the main infrastructure providers in Shropshire are also currently being sought through productive discussions with site promoters and the Strategic Infrastructure and Investment Network. This Network includes representatives from several partner organisations, including the NHS, National Highways, Utility Providers and Network Rail, as well as ongoing contributions from the Council's own Education service in assessing school place planning requirements in response to planned development.
- 10.9. This work will in sequence inform future updates of the Strategic Infrastructure and Investment Plan (GC4t).
- 10.10. Paragraph 34 of ID28 requests timescales for the update of the Strategic Funding Statement, known as the Annual Infrastructure Funding Statement in Shropshire.
- 10.11. Shropshire Council can confirm the Annual Infrastructure Funding Statement for Shropshire was last updated for the period 01/04/2021 - 31/03/2022. This was published in December 2022 and a copy is enclosed with this response.
- 10.12. The Annual Infrastructure Funding Statement (2022) presents an infrastructure list (see pages 9-21) which *“sets out the potential infrastructure projects or types of infrastructure which Shropshire*



Council intends to be wholly or partly funded by the Community Infrastructure Levy (CIL)."

10.13. It should be noted that this list is subject to a number of caveats, including:

"This report will not dictate how Shropshire Council must spend CIL, but will set out Shropshire Council's intentions."

"The intention is for the infrastructure list to be reviewed regularly. Future iterations of the list will include additional infrastructure projects where they are considered necessary to support new development."

"items not included on this infrastructure list can continue to be CIL funded in advance of being included in any future infrastructure list."

"The list refers only to the use of the CIL local and strategic funds by Shropshire Council." As such, it does not include use of the CIL 'neighbourhood fund' which is distributed to Town and Parish Councils.

10.14. The content of the Infrastructure List within the Annual Infrastructure Funding Statement is directly linked to and informed by the Place Plans and Strategic Infrastructure and Investment Plan.

10.15. Shropshire Council envisages that the number of projects and level of specificity within the Annual Infrastructure Funding Statement will increase on completion of the Place Plan updates and the ongoing discussions within the Strategic Infrastructure and Investment Network.

11. Five-year Housing Land Supply

11.1. Paragraphs 35-36 of ID28 address the five year housing land supply.

11.2. Paragraph 35 of ID28 explains your finding that you cannot 'fix' the five year housing land supply in Shropshire. This position and your reasoning is acknowledged by Shropshire Council.



- 11.3. Paragraph 36 of ID28 explains your finding that you might not be able to fully consider our 5-year housing land supply and to come to a conclusion on whether the Council do have a 5-year supply of housing land. This is because the Council are relying on a number of 'saved' site allocated in the SAMDev Plan which are not subject to examination.
- 11.4. The Council would note that the process of determining whether a 5-year housing land supply exists during the examination of a draft Local Plan will inevitably involve the consideration of sites that are not proposed for allocation within the draft Local Plan that is the subject of the examination.
- 11.5. This is because a housing land supply invariably extends beyond sites that are proposed for allocation within a draft Local Plan.
- 11.6. For instance, as summarised within Paragraph 3.8 of the explanation to draft Policy SP2 of the draft Shropshire Local Plan: *"The types of site available to achieve the housing requirement in Shropshire are varied and extensive. They include small, medium and large:*
- a. Sites with planning permission or prior approval;*
 - b. Sites with a 'resolution to grant' planning permission;*
 - c. Saved SAMDev Plan allocations;*
 - d. Local Plan allocations; and*
 - e. Windfall opportunities, where sites comply with the requirements of this Local Plan."*
- 11.7. These sources of housing land supply extend beyond those that are specifically allocated within the draft Shropshire Local Plan. They also extend beyond the proposed 'saved' allocations within the adopted Local Plan.



11.8. This is not considered to be unique to Shropshire or indeed in any way unusual. Ultimately the Council remain keen for the examination to consider the housing land supply identified in Shropshire.

11.9. For information, an updated Five Year Housing Land Supply (2022 base date) based on the housing requirement proposed within the draft Shropshire Local Plan, is enclosed with this document.

12. Housing Requirement

12.1. Paragraph 37 of ID28 addresses the housing and employment land requirements. It explains your finding that the housing and employment land requirements should be expressed as definitive 'minimum' figures for both monitoring purposes and for the effectiveness of the plan.

12.2. Whilst the Council is somewhat surprised by this conclusion, it is accepted. A series of proposed modifications have therefore been identified in order to respond to this conclusion.

12.3. This change to expressing both the housing and employment requirements as minimum figures has been a significant consideration when undertaking the additional work regarding the proposed housing and employment land requirements. The Housing and Employment Topic Paper provides more information on this.

13. Specialist Housing / Older Persons Housing

13.1. Paragraphs 38-41 of ID28 address the requirement to meet the housing needs of older people. In summary, these paragraphs recognise that the Council's evidence indicates a higher proportion of older people residing in the Shropshire Council's administrative area than the national average. Given this, you consider there is clear evidence of a higher-than-average need for specialist housing for older people and



that either the policy should include indicative need figures, or the Plan should contain a specific policy to deal with specialist housing.

- 13.2. Shropshire Council has considered this matter and on reflection has prepared a specific policy to address the housing needs of older people and those with disabilities and special needs, to be included within the draft Shropshire Local Plan. The preparation of this draft Policy has been informed by additional SA assessment work and proactive discussions with colleagues in the Housing and Adult Social Care Teams at Shropshire Council.
- 13.3. It is considered that this policy represents an effective means of ensuring that the housing needs of older people are met in a way that is responsive to both the current Adult Social Care Strategy for Shropshire (2018) and the emerging People's Strategy for Shropshire (currently in development). Crucially, it is also responsive to the geography and characteristics of Shropshire.
- 13.4. This draft policy is appended to this document. Appropriate proposed main modification are also identified within the enclosed Updated Schedule of Proposed Main Modifications.
- 13.5. *Please Note: The version of this draft policy integrated into the track changes version of the draft Shropshire Local Plan includes updated policy cross-references resulting from proposed main modifications. The version within the Appendix of this document and the Updated Schedule of Proposed Main Modifications maintains the policy references as at the submission draft of the Shropshire Local Plan.*

14. Policy SP4 – Sustainable Development

- 14.1. Paragraph 42 of ID28 addresses draft Policy SP4. It notes that during the hearings it was agreed that a Main Modification would be introduced



to delete draft Policy SP4 and instead rely on national policy in the context of the presumption in favour of sustainable development.

14.2. Accordingly, Shropshire Council has identified proposed modifications to the Updated Schedule of Proposed Main Modifications, submitted alongside this correspondence.

14.3. The Updated Schedule of Minor (Additional) Modifications includes proposed amendments to policy titles to reflect this deletion, but the numerous cross references are currently documented as a single entry. However, the 'track changes' version of the draft Shropshire Local Plan includes hyperlinks on policy references to aid navigation, these update to reflect the policy references resulting from the proposed modifications to date.

15. Policy SP5 – High-Quality Design

15.1. Paragraph 43 of ID28 addresses draft Policy SP5. It notes that the Council agreed to consider whether a reference should be included to the National Design Guidance within draft Policy SP5. Shropshire Council considers that it would be appropriate to include a reference to the National Design Guidance within draft Policy SP5.

15.2. The Council also recognises the role of Local Design Codes within the National Design Guidance and the important role that such documents will play in ensuring high-quality design in the future. The Council considers that a specific reference to Local Design Codes within draft Policy SP5 would also be appropriate.

15.3. Shropshire Council has therefore identified appropriate proposed modifications within the Updated Schedule of Main Modifications submitted alongside this correspondence.



16. Policy SP6 – Health and Wellbeing

16.1. Paragraph 44 of ID28 addresses draft Policy SP6. It recognised that the Council had agreed to consider two matters in Policy SP6 and whether to propose any main modifications to the Policy.

16.2. These are:

- a. Should criterion 5a refer to ‘improved’ health facilities.
- b. What is the expectation of criterion 10 regarding the need for a Health Impact Assessment for all major development proposals and is this appropriate.

16.3. Shropshire Council has considered these questions and addresses each in turn.

a. Criterion 5

16.4. Shropshire Council has reviewed criterion 5a of draft Policy SP6. The intention of this paragraph was to support existing and provision of new health facilities to serve an expanding population.

16.5. On reflection, it is considered that including reference to ‘improved’ health facilities alongside existing references to ‘maintenance’ and ‘delivery’ of health facilities provides greater clarity on this matter. As such, Shropshire Council has identified appropriate proposed modification within the Updated Schedule of Main Modifications submitted alongside this correspondence.

b. Criterion 10

16.6. With regard to the expectations of criterion 10, Shropshire Council has considered three questions:

- a. Is it reasonable to include a policy requirement requiring a Health Impact Assessment (HIA)?



- b. Is the trigger point of 'all major development' being required to undertake a HIA appropriate?
- c. Is the scope of the HIA appropriate – as established within the wider requirements of draft Policy SP6?

16.7. With regard to whether it is reasonable to include a policy requirement to undertake a HIA, The Public Health England Guidance "*Health Impact Assessment in spatial planning: A guide for local authority public health and planning teams*" (October 2020) provides guidance on the use of Health Impact Assessment (HIA) in the planning system.

16.8. It specifies that "*Local authorities are encouraged to adopt policies that require an HIA to be carried out for certain types of developments in their local plan or spatial development processes. Such a requirement may support local health and wellbeing priorities (Annex 2) as well as the local health and wellbeing policy. An HIA policy requirement may also support other health-promoting policies such as those relating to sustainable transport, sport and play, housing, access to healthy and affordable food and green infrastructure.*"

16.9. Furthermore, the National Planning Practice Guidance (NPPG) on Health and Wellbeing (ID53) recognises within paragraph 5 that "*A health impact assessment is a useful tool to use where there are expected to be significant impacts.*"

16.10. As such, it is clear that the principle of requiring a HIA within Local Plan policy is appropriate and consistent with national guidance.

16.11. With specific regard to the 'trigger' for undertaking a HIA, having regard to paragraph 5 of the NPPG (ID53) and the advice provided within the afore-referenced Public Health England Guidance, the trigger in criterion 10 of draft Policy SP6 is also considered to be appropriate.



- 16.12. With regard to the 'scope' of a HIA, having regard to paragraph 5 of the NPPG (ID53), advice provided within the Public Health England Guidance and discussions during the relevant hearing session, it is considered criterion 10 of draft Policy SP6 should be modified to make it clear that the expectation is that major development proposals are required to undertake HIA screening. A full HIA would only be required in circumstances where HIA screening concludes it is necessary.
- 16.13. Shropshire Council has prepared an initial draft template of the HIA screening and associated guidance, which are enclosed with this document.
- 16.14. Reflecting this conclusion, Shropshire Council has identified appropriate proposed modifications to both draft Policy SP6 and its explanation, within the Updated Schedule of Main Modifications submitted alongside this correspondence.

17. Policy SP10 – Managing Development in the Countryside

- 17.1. Paragraph 45 of ID28 addresses draft Policy SP10. Specifically, it addresses the agreed modification to this draft Policy to dis-apply the policy requirements to sites in the countryside that are allocated for development in the draft Shropshire Local Plan or any other adopted Development Plan Document.
- 17.2. Accordingly, Shropshire Council has identified appropriate proposed main modification within the Updated Schedule of Main Modifications submitted alongside this correspondence.



18. Policy SP12 Shropshire Economic Growth Strategy

- 18.1. Paragraph 46 of ID28 addresses draft Policy SP12. Within this paragraph you have expressed concern regarding the effectiveness of this draft policy as *“a great deal of it seems to be more of a vision rather than a strategic policy.”*
- 18.2. Shropshire Council has reflected on this concern and proposed a main modification to delete this policy within the Updated Schedule of Main Modifications submitted alongside this correspondence.
- 18.3. Shropshire Council will regard the Shropshire Economic Growth Strategy as a material consideration in future planning decisions following the deletion of draft Policy SP12.

19. Policy SP13 – Delivering Sustainable Economic Growth and Enterprise

- 19.1. Paragraph 47 of ID28 addresses draft Policy SP13, documenting the agreement to integrate Figure SP13.1 into draft Policy SP13.
- 19.2. Shropshire Council has identified appropriate proposed main modifications within the Updated Schedule of Main Modifications submitted alongside this correspondence.
- 19.3. These proposed main modifications further introduce Figure SP13.1 as a new criterion 8 in Policy SP13. This provides a ‘quality ranking’ of sites within the employment land supply.
- 19.4. The proposed main modifications also include further guidance within the explanation to Policy SP13 on the implications of this ‘quality ranking’ of sites for the implementation of the policy and also that this ‘quality ranking’ of sites will be further explained and monitored annually in the Authority Monitoring Report (AMR).



20. Strategic Settlements and Sites

- 20.1. Paragraphs 48-51 of ID28 address the proposed Strategic Settlements and Strategic Site.
- 20.2. Paragraph 48 confirms that there are no specific comments on draft Policy S20 (Former Ironbridge Power Station) and no further comments on draft Policy S21 (RAF Cosford) already discussed earlier in ID28.
- 20.3. Paragraphs 49 and 50 relate to draft Policy S19 (Clive Barracks, Tern Hill), raising concerns about the viability and deliverability of this proposed allocation and requests further evidence to demonstrate that necessary infrastructure is deliverable.
- 20.4. To respond positively to this request, Shropshire Council has proactively engaged with the site promoter regarding the identified concerns.
- 20.5. Following this engagement both parties have agreed an addendum to the previously submitted Statement of Common Ground (SoCG) between the two parties, which is enclosed with this response.
- 20.6. The SoCG and its addendum demonstrate the site is viable and deliverable and that infrastructure necessary to serve future occupants will be delivered at the appropriate stages in the delivery of this site. This investment will also benefit the surrounding community.
- 20.7. With specific regard to assumptions on delivery timescales, Shropshire Council would note that:
 - a. Delivery timescale assumptions are not a result of concerns about site viability or deliverability, but reflect the timing of site disposal (expected in 2029).



b. Delivery timescale assumptions have been informed by and recognise the need to deliver necessary infrastructure at appropriate stages of the development.

c. Delivery timescale assumptions have been discussed and agreed with the site promoter. This is documented within the SoCG which includes *“Subject to the adoption of the Shropshire Local Plan (2016 – 2038), and determination of the future planning application(s) for Clive Barracks, the below delivery schedule should be used to indicate housing delivery at the site. This schedule has been informed by the evidence base and represents an appropriate and deliverable delivery trajectory for the site.”*

20.8. As also documented within the SoCG and its addendum, the promotion of the site and the Indicative Masterplan that has been prepared have been informed by a suite of technical evidence. This technical evidence provides confidence that infrastructure will be delivered at appropriate points within the development project.

20.9. The SoCG and its addendum again records the agreement reached on this matter, stating *“Any phasing of the delivery of the infrastructure requirements will be agreed with SC and the appropriate stakeholders ahead of and during determination of a planning application. These timescales will appropriately reflect the policy requirements within draft Policy S19 and the wider construction of the site.”*

20.10. Shropshire Council would also note that identification of proposed allocations has been informed by a proportionate and robust site assessment process (summarised within the Appendices of the Sustainability Appraisal and Site Assessment Environmental Report of the Draft Shropshire Local (SD006.01)) and a Delivery and Viability Study (2020) (EV115.01).



- 20.11. Shropshire Council considers Clive Barracks, Tern Hill is viable and deliverable and can deliver a policy compliant development.
- 20.12. Paragraph 51 of ID28 relates to concerns regarding the vagueness of policy wording within draft Policy S19. The intention of draft Policy S19 was to provide sufficient certainty about policy requirements, whilst maintaining flexibility. Furthermore, it is important to note that the wider policies within the draft Shropshire Local Plan expand on the policy requirements within draft Policy S19.
- 20.13. However, Shropshire Council has given this concern due consideration and has identified a series of proposed main modifications. These proposed modifications provide greater clarity on the intention of each policy requirement, including through appropriate cross referencing to other relevant policies within the draft Shropshire Local Plan.
- 20.14. These proposed main modifications are identified within the Updated Schedule of Main Modifications submitted alongside this correspondence.

21. Strategic Flood Risk Assessment

- 21.1. Paragraph 52 of ID28 relates to the Council's Strategic Flood Risk Assessment (SFRA) and requests a note of clarification regarding the methodology and data relied upon with regard to hydraulic modelling and fluvial flood risk.
- 21.2. Shropshire Council has engaged with our consultants (JBA Group) that undertook both the Stage 1 and Stage 2 SFRA's to inform the preparation of the draft Shropshire Local Plan and they have prepared the requested note of clarification.
- 21.3. It is understood from this note that:
- a. The SFRA utilised a cautious and robust methodology.



- b. At the time that the SFRA was undertaken, it was based on best available information.
- c. The hydraulic modelling undertaken within the SFRA is considered to be comprehensive and robust.
- d. The approach to climate change modelling undertaken within the SFRA resulted in allowances that were generally comparable to those provided within the more recent guidance.

21.4. Furthermore, it is important to note that the site guidelines for all sites that contain a portion of the site within Flood Zones 2 and/or 3 specifically include a site guideline specifying that development will be excluded from these portions of the site.

21.5. In addition, draft Policy DP21 includes a requirement to undertake site specific flood risk assessments (FRA) for all development proposals that are:

"a. In Flood Zones 2 and 3;

b. In Flood Zone 1 if the site is 1 hectare or above;

c. In Flood Zone 1 where there are critical drainage problems;

d. On land which either the Shropshire SFRA (Levels 1 and 2) shows, or more recent information indicates, is at increased risk of flooding either now or in the future e.g. through the impact of climate change;

e. On land subject to other sources of flooding (surface water, groundwater, infrastructure/sewer failure, reservoir overflow) where development would introduce a more vulnerable use; and

f. On land in those catchments identified in the Shropshire SFRA Level 2 as being at highest risk from the cumulative impacts of development."
(my emphasis).



- 21.6. Draft Policy DP21 then explains the required scope of a FRA, stating
*“The FRA should demonstrate how flood risk, including residual risk, will be managed now and over the development’s lifetime, **taking climate change into account and with regard to the vulnerability of its users**. It should cover all sources of flooding and be proportionate to the scale and nature of the development and the flood risk involved. The FRA should show how the development has been designed to be resilient to both actual and residual flood risk...”* (my emphasis).
- 21.7. As such, these proposed policy requirements ensure that at the time of a development proposal all relevant sites are subject to FRA informed by the most up to date information at the time of the assessment, which ensures that flood risk is appropriately considered and informs these development proposals.
- 21.8. Within Paragraph 52 you also ask the Council to review the Statement of Common Ground (SoCG) with the Environment Agency (EA) and consider whether it needs to be updated in view of this. It is important to note that the EA were on the steering board for the SFRA. Following the completion of the Regulation 19 Consultation, the EA raised concerns that new climate change figures had emerged since the preparation of the SFRA. However, there is no suggestion from the EA that any site allocations are inappropriate as a result.
- 21.9. Shropshire Council has considered the SoCG with the Environment Agency and given the above, does not consider that it needs to be amended at this time.

22. Local Development Scheme

- 22.1. Paragraph 53 of ID28 addresses the Local Development Scheme (LDS) which provides the ‘Project Plan’ for the preparation of planning policy



documents over the next 3-year period. Within paragraph 52 you have requested that the LDS is updated and kept under review.

22.2. Shropshire Council has prepared an updated LDS enclosed with this response. The Council recognises the importance of keeping the LDS under review and will do so throughout the Local Plan examination.

23. Overall Conclusions

23.1. Paragraphs 54-58 of ID28 provide the overall conclusions. Having carefully considered the various matters you have raised within ID28, Shropshire Council has undertaken additional work and where appropriate identified further proposed modifications.

23.2. When you have considered this information, the Council would welcome your views and discussion of our next steps, including any need to consult on the information provided and the further proposed modifications, the need for further discussion of these matters during a mop-up hearing, and the timescales for the Stage 2 Hearings.

23.3. As recognised within your correspondence reference ID33, all parties are keen to progress to the Stage 2 Hearings as soon as possible.

Yours sincerely

Eddie West
Planning Policy and Strategy Manager
Shropshire Council



Draft DP Policy: Housing Provision for Older People and those with Disabilities and Special Needs

1. The housing needs of older people and those with disabilities and special needs will be met in a way that provides choice and importantly complements and facilitates the People's Strategy for Shropshire. A fundamental principle of the People's Strategy for Shropshire is supporting people to remain independent within their own homes and within their existing communities and support networks for as long as possible. The People's Strategy for Shropshire will be facilitated and complemented through the provision of accessible and adaptable housing and appropriate forms of specialist housing in accordance with the requirements of this Policy.

Accessible and Adaptable Housing

2. All housing specifically designed for older people or those with disabilities and special needs will be built to the M4(3) (wheelchair user dwellings) standard within Building Regulations.
3. On sites of 5 or more dwellings, at least 5% of the dwellings will be built to the M4(3) (wheelchair user dwellings) standard within Building Regulations and a further 70% of the dwellings will be built to the M4(2) (accessible and adaptable dwellings) or higher standard within Building Regulations, unless site-specific factors indicate that step-free access cannot be achieved.
4. All dwellings on sites of less than 5 dwellings and the remaining dwellings on sites of 5 or more dwellings that are not subject to the requirements of Paragraph 3 of this Policy are strongly encouraged to achieve the M4(2) (accessible and adaptable dwellings) standard within Building Regulations or higher.
5. All housing designed to M4(3) (wheelchair user dwellings) standard within Building Regulations must also be designed to be 'friendly' to those with dementia and to those with disabilities and special needs.
6. All housing designed to M4(2) (accessible and adaptable dwellings) within Building Regulations is strongly encouraged to be designed to be 'friendly' to those with dementia and to those with disabilities and special needs.

Specialist Housing

7. All specialist housing for older people or those with disabilities and special needs will be built to the M4(3) (wheelchair user dwellings) standard within Building Regulations and must also be designed to be 'friendly' to those with dementia and to those with disabilities and special needs.
8. Reflecting the People Strategy for Shropshire, and the principle of supporting people to remain independent within their own homes and within their existing communities and



support networks for as long as possible, new specialist housing provision for older people or those with disabilities and special needs will consist of:

- a. The forms of specialist housing which support independent living, including age-restricted housing; retirement/sheltered housing; or extra care housing; or
 - b. Nursing homes providing high-level care for those with dementia and/or complex needs; or
 - c. A combination of the above.
9. All specialist housing provision will integrate into rather than be apart (gated-off) from existing and new communities, recognising the social and sustainability benefits of multi-generational and inclusive communities.
 10. Ideally, specialist housing should be located where future occupiers can benefit from access to existing services and facilities. Where appropriate services and facilities are not already available, a range of supporting services and facilities will need be provided on sites where specialist housing is provided. Any services and facilities provided should be proportionate in scale to the type of specialist housing and ensure the scheme remains affordable.
 11. When providing specialist housing, opportunities to provide appropriate key worker accommodation for any associated care staff should be proactively considered.
 12. Specialist housing designed to meet the diverse needs of older people or those with disabilities and special needs that is consistent with the requirements of Paragraph 8 of this Policy and the requirements of other relevant Local Plan Policies (particularly Policies SP3-SP10, DP3, DP11 and Policies S1-S20) will be supported in appropriate locations within the development boundaries identified on the Policies Map.
 13. Specialist housing schemes that consist of 100% local needs affordable specialist housing for older people or those with disabilities and special needs that is consistent with the requirements of Paragraph 8 of this Policy, the requirements of Policy DP4 and the requirements of other relevant Local Plan Policies will be positively considered.
 14. Specialist housing that is consistent with the requirements of Paragraph 8 of this Policy and is agreed to be Use Class C2 development, will in addition to meeting the housing needs of older people also constitute a secondary employment use. These forms of specialist housing will therefore be considered an appropriate secondary employment use on mixed-use employment sites, where they are consistent with the requirements of Policy SP13; complement the existing and planned wider employment uses of the site; are served by appropriate infrastructure; and facilitate the delivery of the wider employment site, including through the provision of accesses, servicing and other infrastructure.
 15. On site allocations for 250 or more dwellings and all development sites for 250 or more dwellings (irrespective of whether such sites are brought forward through a series of phases or planning permissions), at least 20% of houses must constitute a form of specialist housing for older people and/or those with disabilities and special needs documented within Paragraph 8 of this Policy.



16. On site allocations for 150-249 dwellings and all development sites for 150-249 dwellings (irrespective of whether such sites are brought forward through a series of phases or planning permissions), at least 15% of houses must constitute a form of specialist housing for older people and/or those with disabilities and special needs documented within Paragraph 8 of this Policy. At the lower end of this category, it is likely that this provision will consist of age-restricted housing or retirement/sheltered housing in the form of apartments or a small group of bungalows which can be delivered in smaller numbers, as they generally have lower operational and staffing costs and requirements.
17. On site allocations for 50-149 dwellings and all development sites for 50-149 dwellings (irrespective of whether such sites are brought forward through a series of phases or planning permissions), at least 10% of houses must constitute a form of specialist housing for older people and/or those with disabilities and special needs documented within Paragraph 8 of this Policy. It is likely that this provision will consist of age-restricted housing or retirement/sheltered housing in the form of apartments or a small group of bungalows which can be delivered in smaller numbers as they generally have lower operational and staffing costs and requirements.
18. Specialist housing provided in accordance with Paragraphs 15-17 of this Policy that is consistent with the definition of affordable housing can also represent all or part of the contribution to affordable housing required in accordance with Policy DP4 of the Local Plan. However:
 - a. The mix of specialist housing provided across Shropshire should include both open market and affordable housing.
 - b. Affordable housing provision should not be concentrated only in affordable specialist housing, as it is important that the other forms of affordable housing are delivered, including for key workers such as the care staff for specialist housing.
 - c. As such, if it is considered that completions and commitments of specialist housing is concentrated in affordable tenures or if it is considered that affordable housing completions and commitments are concentrated in forms of specialist housing, specialist housing provision on a site may be required to be open market and similarly the affordable housing provision may be required to be general housing.
19. On site allocations, provision of a level of housing which results in the relevant settlements housing guideline being exceeded and/or the site allocations approximate site provision figure within the relevant Settlement Policy (S1-S20) being exceeded will be positively considered where:
 - a. This over-provision is a direct result of the provision of a significant quantity of specialist housing in excess of that required within Paragraphs 15-17 of this Policy,
 - b. Over provision is specialist housing of a type documented within Paragraph 8 of this Policy,
 - c. The development proposed remains an appropriate form of development on the site having regard to its characteristics and the character of the surrounding area, and



- d. The proposed development complies with the wider policies of the Local Plan, particularly Policies SP3, SP5, SP6, DP1, DP2, DP3, DP11, DP12, DP14-DP17, DP25, DP27, and DP28.
20. Proposals that result in the loss of existing specialist housing designed to meet the needs of older people or those with disabilities and special needs will be resisted unless:
- a. There is no longer an identified need for the existing form of specialist housing in the settlement and Shropshire as a whole; or
 - b. The needs will be met elsewhere within the settlement, preferably close to the existing specialist housing or in a preferential location for specialist housing; or
 - c. Redevelopment would provide an improved quality of a comparable category of specialist housing and associated facilities; or
 - d. Redevelopment would provide an alternative form of specialist housing which is identified within Paragraph 8 of this policy, demonstrably of greater need in Shropshire, and the provision of the specialist housing and associated facilities is of a high quality.

Explanation

Introduction

1. The Strategic Housing Market Assessment (SHMA) for Shropshire demonstrates that there is a higher proportion of older people living in Shropshire than the national average. Furthermore, it anticipates that over the plan period to 2038, the proportion of older people living in Shropshire and the number of single person households will increase at a faster rate than the national average.
2. The health and lifestyles of older people living within our communities inevitably varies and it is expected that this will remain the case in the future. Similarly, the housing needs and aspirations of older people in our communities will also inevitably differ.
3. Those with disabilities and special needs can include those with physical and/or mental health needs. Like older people, their health and lifestyles are diverse and this is reflected in their housing needs and aspirations.
4. The housing needs and aspirations of older people and those with disabilities and special needs will likely include:
 - a. The provision of appropriate adaptations to their homes.
 - b. Moving to new accessible and adaptable general needs housing.
 - c. Moving to an appropriate form of specialist housing.
5. Further information on accessible and adaptable general needs housing and specialist housing is provided later within this Explanation.
6. National Planning Practice Guidance on Housing for Older and Disabled People specifies that *“Offering older people a better choice of accommodation to suit their changing needs can help them live independently for longer, feel more connected*



to their communities and help reduce costs to the social care and health systems.” It also specifies that “The provision of appropriate housing for people with disabilities, including specialist and supported housing, is crucial in helping them to live safe and independent lives.”

People’s Strategy for Shropshire

7. The People’s Strategy for Shropshire includes the strategy for meeting the care and support needs of older people and those with disabilities and special needs. This strategy is underpinned by the key principle of:
Wherever possible, seeking to support older people and those with disabilities and special needs living in Shropshire to remain independent within their own homes, within their existing communities and with access to their established support networks.
8. This key principle is considered to be consistent with Government’s reform of Health and Adult Social Care, which is underpinned by a principle of sustaining people at home for as long as possible.
9. Importantly, this key principle has also been directly informed by and is responsive to our understanding of the needs and aspirations of the older people living in our communities, including through consideration of the Housing Need Survey undertaken for Shropshire and the ‘Right Home, Right Place Surveys’ undertaken for Parishes in Shropshire.
10. Furthermore, this key principle is responsive to the geography and characteristics of Shropshire. Specifically, Shropshire is a large, diverse and predominantly rural County with a very low population density across much of its geography. As such, the vast majority of our settlements are small both in terms of population and number of households. In these settlements it is not always appropriate to provide new adaptable and accessible housing or specialist housing – due to their size and location.
11. However, older people and those with disabilities and special needs living within these small rural settlements often have a very strong connection to their community and a clear preference to remain within it. In circumstances where these individuals have support or care needs, the only practicable means of meeting these needs, whilst also respecting their preference to remain within their existing community, it to provide support within their existing home.
12. As such, in implementing the People’s Strategy, where older people and those with disabilities and special needs require support, in the first instance this will be achieved through the provision of appropriate adaptations, equipment, assistive technology and if necessary domiciliary care to support them to continue to live independently within their existing home.
13. Given the rapid advancements to assistive technologies, it is considered that over the plan period to 2038, the ability to effectively provide support in this way will expand.



14. These various measures are generally outside the scope of the planning system. However, by seeking to positively influence the types of housing delivered in the future, the planning system can positively facilitate this strategy moving forwards.
15. Specifically, to facilitate this strategy in the future and also provide genuine choice for those older people and people with disabilities and special needs that require support and do wish to move to alternative general housing, it is essential that new development includes a significant quantity of properties designed to M4(2) (accessible and adaptable dwellings) or M4(3) (wheelchair user dwellings) standard within Building Regulations.
16. The National Planning Practice Guidance on Housing for Older and Disabled People explains that *“Accessible and adaptable housing enables people to live more independently, while also saving on health and social costs in the future. It is better to build accessible housing from the outset rather than have to make adaptations at a later stage – both in terms of cost and with regard to people being able to remain safe and independent in their homes.”*
17. It is considered that this strategy can also be complemented by the provision of appropriate quantities and forms of specialist housing that support independent living, as such provision allows support and care to be provided within the home, albeit not the current home. It also provides genuine choice for those older people and people with disabilities and special needs that require support and wish to move to a form of specialist housing whilst still maintaining independence.
18. However, if accessible and adaptable housing and specialist housing provision is to be capable of accommodating those that require support they must be of the right size, type, tenure and affordability. Crucially it must also be in appropriate locations.
19. Whilst the key principle of the strategy for meeting the care and support needs of older people and those with disabilities and special needs is to seek to support them to remain independent within their own homes (generally their existing home unless the individuals preference is either new adaptable and accessible housing or specialist housing including for such reasons as moving closer to their wider family or moving to more accessible locations with better provision of services and facilities), the strategy equally recognises that unfortunately this is not always possible.
20. As such, there remains an important role for nursing homes, which provide high level care (including dementia care) for those individuals who cannot be supported to remain independent within their own home.
21. However, conversely it is considered that there will be a reduced role for residential homes that do not provide high level care (including dementia care) in the future – as increasingly more older people and people with disabilities and special needs that would have moved to residential homes will be supported within their own home.



Accessible and Adaptable Housing

22. Part M of the Building Regulations¹ addresses the access to and use of dwellings. It identifies three categories of dwelling, these are:
 - a. M4(1) Category 1: Visitable dwellings.
 - b. M4(2) Category 2: Accessible and adaptable dwellings.
 - c. M4(3) Category 3: Wheelchair user dwellings.
23. M4(1) is mandatory for all new dwellings. M4(2) and M4(3) only apply in instances where a Local Plan introduces such a requirement, as is the case with this policy. The M4(2) and M4(3) standards can be summarised as follows:
24. M4(2): Accessible and adaptable housing provides safe and convenient approach routes into and out of the home and outside areas, suitable circulation space and suitable bathroom(s) and kitchen within the home.
25. M4(3): Wheelchair user dwellings achieve the accessibility and adaptability requirements of M4(2) housing, but also include additional features to meet the needs of occupants who use wheelchairs, or allow for adaptations to meet such needs.
26. **Guidance on how to achieve these requirements is provided within Part M of the Building Regulations¹.**
27. M4(2) and M4(3) requirements have been introduced in Shropshire for a number of reasons, including:
 - a. There is a higher proportion of older people living in Shropshire than the national average.
 - b. It is anticipated that over the plan period to 2038, the proportion of older people living in Shropshire will increase at a faster rate than the national average.
 - c. The anticipated contribution that growth in older households makes to total household growth in Shropshire.
 - d. The higher prevalence of long-term health problems and/or disabilities amongst older people;
 - e. Within the People's Strategy for Shropshire, a key principle for meeting the care needs of older people and those with disabilities and special needs is supporting them to remain independent within their own homes, within their existing communities and with access to their established support networks wherever possible. Provision of M4(2) and M4(3) housing will directly facilitate this in the future, whilst also providing genuine choice for those older people and people with disabilities and special needs that do wish to move to alternative general housing; and

¹ www.gov.uk/government/publications/access-to-and-use-of-buildings-approved-document-m



- f. Government's aspiration for adult social care is to sustain people at home for as long as possible. Provision of M4(2) and M4(3) housing directly facilitates this strategy.
28. The need for M4(2) and M4(3) housing was specifically considered within the SHMA. It estimated that for the total projected growth in households in Shropshire during the Local Plan period, 13% will require wheelchair accessible dwellings, M4(3) standard and 33% will require accessible and adaptable dwellings to M4(2) standard.
29. However closer inspection of household growth by the age of Household Reference Person, reveals a significantly higher level of household growth in households with a Household Reference Person aged 65 years and over. With a higher prevalence of long-term health problems and/or disabilities amongst older people, the importance of ensuring that the Local Plan does not underestimate the level of need for accessible housing that meets M4(3) and M4(2) standards is very much apparent.
30. As such, the SHMA considers the number of older households (with a Household Reference Person aged 65 years and over) with a long-term health problem or disability that impacts on their housing needs. It estimates that such households will increase by an amount equivalent to 77% of the total growth in older households over the Local Plan period, requiring either M4(2) or M4(3) standard dwellings.
31. The SHMA also estimates that the number of older wheelchair user households is projected to increase by an amount equivalent to 10% of the total growth in older households, requiring M4(3) standard dwellings. This suggests the remaining 67% of older households with a long-term health problem or disability that impacts on their housing needs will require M4(2) standard dwellings, although it is acknowledged that a proportion of this need will be met within specialist housing.
32. Therefore, it is considered appropriate to require that on sites of 5 or more dwellings 5% of dwellings meet M4(3) standard and a further 70% of dwellings meet M4(2) standard, unless site-specific factors indicate that step-free access cannot be achieved.
33. There will be an expectation that M4(3) dwellings within a development will be sited nearest to service provision and maximise the ease of which the household can access public transport and open space. An updated Type and Affordability of Housing Supplementary Planning Document will provide detailed guidance on the siting and integration of M4(3) dwellings into a development.
34. It is also considered appropriate to require all dwellings specifically designed for the elderly or those with disabilities, including specialist housing, to meet M4(3) (wheelchair user dwellings) standard within Building Regulations. If site-specific factors indicate that step-free access cannot be achieved, it is questionable as to whether the site or element of the site should be identified for dwellings specifically to meet the needs of the elderly or those with disabilities and special needs.
35. This policy requirement is consistent with the National Planning Practice Guidance advice on Housing: Optional Technical Standards, which specifies in Paragraph 5



(ID: 56-005-20150327) *“The National Planning Policy Framework (NPPF) is clear that local planning authorities should plan to create safe, accessible environments and promote inclusion and community cohesion. This includes buildings and their surrounding spaces. Local planning authorities should take account of evidence that demonstrates a clear need for housing for people with specific housing needs and plan to meet this need”.*

36. It should be noted that M4(3) (wheelchair user dwellings) standard within Building Regulations sets a distinction between wheelchair accessible (a home readily useable by a wheelchair user at the point of completion) and wheelchair adaptable (a home that can be easily adapted to meet the needs of a household including wheelchair users) dwellings.
37. Where dwellings are required to meet M4(3) (wheelchair user dwellings) standard within Building Regulations to comply with this policy, they will normally consist of wheelchair adaptable homes. Wheelchair accessible homes will only be required where Shropshire Council is responsible for nominating a person to live in the dwelling.
38. This approach is consistent with National Planning Practice Guidance advice on Housing: Optional Technical Standards, which specifies in Paragraph 9 (ID: 56-009-20150327) *“Wheelchair accessible homes will only be required where the Council is responsible for nominating a person to live in the dwelling”*,
39. **It should also be noted that where references to the Building Regulations in this policy change, the requirement shall be taken to refer to the most up-to-date standard.**

Dementia Friendly Housing

40. Dementia friendly housing is designed to support the independence of and provide a comfortable environment for those living with dementia.
41. The SHMA indicates that as a result of the increase in older people in Shropshire over the plan period, there will also be a significant rise in the number of people with dementia. Specifically, the SHMA concludes that between 2017 and 2035 the number of people aged 65 years and over with dementia is expected to increase by 80%.
42. As a result, it is considered appropriate to require all housing, including specialist housing, designed to M4(3) standard to be dementia ‘friendly’ and to strongly encourage all housing designed to M4(2) standard to be dementia ‘friendly’.
43. Guidance on achieving dementia ‘friendly’ housing is available through such organisations as the Alzheimer’s Society which has produced a Dementia-friendly housing guide available at: https://www.alzheimers.org.uk/sites/default/files/2020-06/Dementia%20Friendly%20Housing_Guide.pdf
44. This guide addresses such issues as consideration of layout, décor, lighting, flooring, furnishings, seating, signage, toilets, navigation, parking, noise and quiet spaces.



45. These measures generally have only a very minimal (if any) additional cost compared to the design requirements to achieve M4(2) and particularly M4(3) housing, but can make a significant difference to the quality of life and independence of those living in the home with dementia.

Types of Specialist Housing for Older People and those with Disabilities and Special Needs

46. The National Planning Practice Guidance on Housing for Older and Disabled People recognises there is a significant amount of variability in the types of specialist housing available to meet the housing needs of older people and those with disabilities and special needs. It identifies four main categories of specialist housing, whilst equally acknowledging that this list is not definitive.
47. The forms of specialist housing identified are as follows:

“Age-restricted general market housing: *This type of housing is generally for people aged 55 and over and the active elderly. It may include some shared amenities such as communal gardens, but does not include support or care services.*

Retirement living or sheltered housing: *This usually consists of purpose-built flats or bungalows with limited communal facilities such as a lounge, laundry room and guest room. It does not generally provide care services, but provides some support to enable residents to live independently. This can include 24 hour on-site assistance (alarm) and a warden or house manager.*

Extra care housing or housing-with-care: *This usually consists of purpose-built or adapted flats or bungalows with a medium to high level of care available if required, through an onsite care agency registered through the Care Quality Commission (CQC). Residents are able to live independently with 24 hour access to support services and staff, and meals are also available. There are often extensive communal areas, such as space to socialise or a wellbeing centre. In some cases, these developments are known as retirement communities or villages - the intention is for residents to benefit from varying levels of care as time progresses.*

Residential care homes and nursing homes: *These have individual rooms within a residential building and provide a high level of care meeting all activities of daily living. They do not usually include support services for independent living. This type of housing can also include dementia care homes.*

48. The key distinctions between the different categories of specialist housing are the level of on-site care and the level of communal facilities available.
49. Developers are encouraged to seek pre-application advice to establish whether their proposal may be classified as Use Class C2 or C3. When determining the Use Class of housing for older people, due consideration will be given to the level of care and scale of communal facilities provided.



50. However, it is important to note that irrespective of the Use Class of the development, all specialist housing constitutes residential accommodation and housing which is subject to all relevant housing policies within the Local Plan. This is clear within the approach taken in the Local Plan itself to such specialist housing, the National Planning Policy Framework and the National Planning Practice Guidance, including the National Planning Practice Guidance on Housing for Older and Disabled People.

Provision of new Specialist Housing for Older People and those with Disabilities and Special Needs

51. The SHMA projects that over the Local Plan period, there will be a need for around an additional 3,500 specialist older persons accommodation units and around 2,500 additional units of residential care provision in order to maintain current prevalence rates (this being the amount of specialist houses for older people compared to the number of older people).
52. As already documented, the People's Strategy for Shropshire includes the strategy for meeting the care and support needs of older people and those with disabilities and special needs. This strategy is underpinned by the key principle of wherever possible seeking to support older people and those with disabilities and special needs living in Shropshire to remain independent within their own homes, within their existing communities and with access to their established support networks.
53. As also already documented, there are numerous reasons for this approach, including responding to our understanding of the needs and aspirations of older people and those with disabilities and special needs living in Shropshire and importantly the geography and characteristics of Shropshire.
54. This strategy inevitably means that the 'prevalence rates' for specialist housing in Shropshire will be lower than in other areas with either a different strategy for meeting the needs of older people and those with disabilities and special needs and/or with a different geography and characteristics – for instance more urban and densely populated geographies.
55. However, it is recognised that this strategy can be complemented by the provision of appropriate quantities and forms of specialist housing that support independent living (particularly in our larger settlements), which can provide genuine choice for those older people and people with disabilities and special needs that require support. There also remains an important role for nursing homes which provide high level care (including dementia care), for those individuals who cannot be supported to remain independent within their own home.
56. The strategy is however likely to reduce the need for residential homes that do not provide high-level care. This role will be increasingly met by the provision of support within the home.
57. As such, it is considered both necessary and appropriate to introduce a series of measures to ensure the delivery of appropriate types and quantities of specialist



housing in Shropshire – particularly within our larger settlements, which will complement (but importantly must not undermine) the strategy for meeting the care and support needs of older people and those with disabilities and special needs.

58. These measures include providing support for the provision of appropriate forms of specialist housing (as documented within Paragraph 14 of this Policy) that is consistent with the requirements of the Local Plan (particularly Policies S1-S20) in appropriate locations within identified development boundaries. Such locations are more likely to benefit from appropriate access to services and facilities and can be integrated into existing communities, enhancing the social and sustainability benefits of multi-generational and inclusive communities.
59. These measures also include providing support for the provision of appropriate forms of 100% local needs affordable specialist housing, where this provision is consistent with the requirements of the Local Plan (particularly Policy DP4). Provision of affordable (particularly social rent) specialist housing is of particular importance in Shropshire.
60. This is because a significantly higher proportion of households living in social rent properties in Shropshire contain people with long-term health problems or disabilities than other tenures of housing. Specifically, the SHMA concludes that 27.8% of households living in social rent properties contain a person with a long-term health problem or disability, compared to 17.1% of households living in owner-occupied properties, 13.6% living in private rented properties, and 17.9% of households living in any property tenure.
61. Furthermore, older people and those with disabilities and special needs with care and support needs that occupy social rented properties may be more inclined to move to specialist housing than owner-occupiers.
62. Another measure is the provision of support for appropriate forms of Use Class C2 specialist housing being provided as a secondary employment use on mixed use employment sites. Provided that this provision is consistent with the requirements of the Local Plan (particularly Policy SP13) and that such provision complements other existing and proposed employment uses on the site and facilitates the delivery of the wider employment site, including through the provision of accesses, servicing and other infrastructure.
63. Such provision provides the dual benefit of providing appropriate forms of specialist housing and also facilitating the delivery of the wider employment site. Furthermore, these employment sites are generally well-located, allowing appropriate access to services and facilities. The elements of mixed use employment sites that are likely appropriate for specialist housing are also likely to be those closest to other forms of housing, thereby providing opportunities to integrate the specialist housing into existing communities.



64. Another measure is the requirement for proportionate quantities of appropriate forms of specialist housing to be provided on larger development sites, in a way that integrates this provision into the wider development site. Such an approach facilitates the achievement of the social and sustainability benefits of multi-generational and inclusive communities.
65. The thresholds identified for the 'categories' of housing within which proportionate provision of appropriate forms of specialist housing is required are responsive to both our understanding of the nature of development schemes that occur in Shropshire and the concept of achieving multi-generational and inclusive communities.
66. Specifically, developments of 50 or more dwellings are generally considered to represent a 'large-scale' development in a Shropshire context. Development at this scale benefits from economies of scale and have the potential to integrate specialist housing as part of a wider housing mix that encourages multi-generational and inclusive communities.
67. Developments of over 150 dwellings constitute 'significant-scale' development in a Shropshire context. Developments of this scale benefit from significant economies of scale and have the potential to integrate specialist housing as part of a wider housing mix that encourages multi-generational and inclusive communities. Many developments above 150 dwellings will have the potential to provide those forms of specialist housing that require larger numbers of units due to their operating model and the requirement for economies of scale, such as extra-care housing and nursing homes offering high end care (including dementia care).
68. Developments of 250 or more dwellings represent 'strategic-scale' development in a Shropshire context. Developments of this scale benefit from significant economies of scale and the potential to integrate much larger forms of specialist housing provision as part of a wider housing mix, that encourages multi-generational and inclusive communities. On such sites there are particular opportunities for the provision of those forms of specialist housing that require larger numbers of units due to their operating model and the requirement for economies of scale, such as extra-care housing and nursing homes offering high end care (including dementia care). It is expected that these opportunities would be fully explored.
69. The specific thresholds identified for the proportionate 'quantities' of specialist housing are responsive to our understanding of the 'critical mass' required for the various forms of specialist housing, development viability, the level of 'need' that exists in Shropshire, and the concept of achieving multi-generational and inclusive communities.
70. New specialist housing should ideally be located where residents can benefit from access to existing services and facilities. This has the dual benefit of supporting the integration of the specialist housing development and its residents into the



wider community and also supports the long-term sustainability of these existing services and facilities.

71. Where services and facilities are not already available, or there is a need for specific services and facilities on the specialist housing site, this provision should be responsive to the types of services and facilities already available and be proportionate in scale to the type of specialist housing. It is important to ensure that specialist housing remains affordable – recognising that specialist housing occupiers will have to pay both service-charges and care-costs in addition to any rent/mortgage. The greater the level of services and facilities on the site, the greater the risk that the resultant specialist housing becomes unaffordable to many of the older people or people with disabilities and special needs in Shropshire whose needs it is intended to meet.
72. It is important that specialist housing is supported by the provision of an appropriate quantity and quality of open space. Consistent with Policy DP15, consideration will be given to reducing the quantity of open space provided, where a specialist housing development is able to provide a particularly high quality of open space on site which meets the needs of all residents. High quality open space is particularly important for specialist housing as residents may be less able or willing to travel to other open space in the area and recognising the wider value and health benefits of the ability to both access and view open space.
73. Furthermore, any new specialist housing scheme should also give consideration to the potential for the provision of appropriate key worker accommodation for any associated care staff. This is a particularly important consideration in Shropshire, as one of the barriers to the care worker labour force is the availability of affordable housing and yet many specialist housing facilities require a significant number of care workers to ensure their operation. Such provision has the potential to complement the provision of smaller open market housing consistent with the requirements of Policy DP1 and affordable housing consistent with the requirements of Policies DP3-DP7.
74. As documented above, the provision of affordable (particularly social rent) specialist housing is of particular importance in Shropshire. However, there is also a need for market specialist housing and crucially there is a need for affordable general housing.
75. As such, whilst the specialist housing provision required within Paragraphs 15-17 of this Policy can, where it is consistent with the definition of affordable housing, also constitute all or part of the affordable housing required from the development - consistent with the requirements of Policy DP4 of the Local Plan, there is a need to ensure this does not undermine the provision of either market specialist housing or affordable general housing.
76. Therefore, this policy includes the ability to require specialist housing provided in accordance with Paragraphs 15-17 of this Policy to be market provision, if this is



considered necessary in order to ensure the appropriate provision of market specialist housing or affordable general housing.

77. It is recognised that many forms of specialist housing present opportunities to achieve a denser form of development than general housing, whilst still achieving a high-quality design that is complementary to the development site, surrounding character and importantly consistent with wider policies within the Local Plan – including those relating to high-quality design (SP5) and health and wellbeing (SP6).
78. It is also recognised that some forms of specialist housing require a ‘critical-mass’ in order to ensure operational efficiency and viability, which may mean that opportunities arise to provide a significant quantity of specialist housing in excess of that required within Paragraphs 15-17 of this Policy.
79. As such, it is considered important and appropriate to provide further flexibility regarding the approximate site provision figure and overall settlement housing guideline in circumstances where a site allocation is proposing to significantly over-provide the amount of specialist housing provision, above that required within this Policy. Provided that the resultant development remains appropriate to the site having regard to its characteristics and the character of the surrounding area, and the resultant development complies with the wider policies of the Local Plan, particularly Policies SP3, SP5-SP6, DP1, DP2, DP3, DP11, DP12, DP14-DP17, DP25 and DP27-DP28.
80. Such an approach also incentivises the provision of specialist housing as an important and valued component of the housing mix on site allocations and supports the achievement of multi-generational communities.

Retention of Existing Specialist Housing for Older People and those with Disabilities and Special Needs

81. In addition to addressing the provision of new forms of specialist housing for older people and those with disabilities and special needs, this policy also introduced an important requirement for the retention of existing specialist housing, unless any loss is offset through the appropriate replacement with equivalent or better provision or it can be demonstrated that there is no longer a need for the particular form of specialist housing within the relevant settlement and Shropshire as a whole. This approach is considered important given that:
 - a. There is a higher proportion of older people living in Shropshire than the national average.
 - b. There is an expectation that the proportion of older people living in Shropshire will increase at a faster rate than the national average.
 - c. Specialist housing can complement the strategy for meeting the care and support needs of older people and those with disabilities and special needs in Shropshire.



- d. Many of the sites containing specialist housing are well integrated into their community and as such support the principle of multi-generational communities and provide good access to services and facilities. As such, it is important that these locations are retained for specialist housing, even if it is ultimately an alternative form of specialist housing.



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Shropshire Local Plan

Additional Sustainability Appraisal Report

Published: July 2023



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2. Introduction

- 2.1. On 15th February 2023, the Planning Inspectors examining the draft Shropshire Local Plan issued an Interim Findings document (ID28). This followed the completion of the Stage 1 Hearing Sessions, which focused on legal and strategic issues (including strategic policies). These Hearing Sessions were primarily undertaken in July 2022, with a further session specifically regarding the Duty to Cooperate in January 2023.
- 2.2. ID28 addresses a range of matters, including Sustainability Appraisal (SA). With regard to SA, the Planning Inspectors conclude that an additional SA assessment should be undertaken regarding **Unmet Housing and Employment Land Needs of the Association of Black Country Authorities (ABCA) and Policy SP2**, in order to assist the examination of the draft Shropshire Local Plan, ensure compliance with Regulation 12 of The Environmental Assessment of Plans and Programmes Regulations (2004), and ensure the legal compliance and soundness of the draft Shropshire Local Plan.
- 2.3. With specific regard to the housing and employment land needs of Shropshire, the Planning Inspectors conclude within ID28 that the approach to identifying need is sound, stating within Paragraph 13 that: *“The Council’s approach to identifying the housing and employment land needs derived within Shropshire itself is sound.”*
- 2.4. With regard to the housing and employment land needs of the Black Country, the Planning Inspectors have acknowledged that the draft Shropshire Local Plan is proposing to provide 1,500 new homes and 30ha of employment land over the plan period in order to contribute to the unmet housing and employment land needs forecast to arise in the Black Country and concluded that these contributions are appropriate.
- 2.5. Specifically, within paragraph 13 of ID28 the Planning Inspectors conclude: *“In principle, the Council’s intention to address some of the Association of Black Country Authorities (ABCA) unmet needs (1500 homes and 30ha of employment land), aligns with the spirit of the DtC. It is clear that the Council and the ABCA authorities are all content with this contribution and this is set out in a Statement of Common Ground (SoCG), signed prior to the submission of the Plan for examination. We recognise that there is a lack of any prescribed formula in national planning policy for calculating any uplift to Shropshire’s housing need to meet some of this externally derived unmet need.”*
- 2.6. However, the Planning Inspectors explain within paragraphs 17-20 of ID28 that they are concerned that the decision to accommodate some of the housing and employment land needs of the Black Country may have changed the objectives and geographical scope of the draft Shropshire Plan. As this decision was reached at a point between the Regulation 18 and Regulation 19 stages of plan making, following the completion of much of the evidence base including the SA, these contributions were not considered within the SA, which tested options that were based on just meeting the needs of Shropshire.

- 2.7. As such, the Planning Inspectors explain within Paragraph 20 of ID28 *“Further SA work therefore needs to be undertaken to assess the likely effects of the proposed strategy – which is based on meeting Shropshire’s housing and employment needs and contributing towards unmet needs from the Black Country. In carrying out this work, consideration also needs to be given to the selection of the preferred strategy when judged against reasonable alternatives. For example, by testing a scenario which includes the originally envisaged ‘high growth scenario’ and a contribution towards unmet housing needs.”*
- 2.8. Within Paragraph 21 of ID28, the Planning Inspectors explain that if the intention remains to include proposed contributions to the unmet housing and employment land needs of the Black Country, then *“the Council will also need to consider which site or sites in the Plan will be identified to meet that need. This also needs to be subject to sustainability appraisal to reflect the objectives and geographical scope of the Plan.”*
- 2.9. Within Paragraph 21 of ID28, the Planning Inspectors address the level and distribution of development, explaining that if *“following the additional SA work, the Council chooses to pursue the same growth option as before”* then *“the housing and employment land requirements will increase, and more sites will be required. Consideration will also need to be given to the distribution of development since accommodating some of the unmet needs may result in more sites being required in the part of Shropshire nearest the Black Country.”*

3. Purpose of this Document

- 3.1. The purpose of this document is to provide a summary of the additional SA assessment work undertaken by Shropshire Council in order to positively respond to the conclusions reached by the Planning Inspectors within ID28.

4. Scope of this Document

- 4.1. Reflecting the conclusions reached by the Planning Inspectors within ID28, this document includes a summary of the additional SA assessment work undertaken by Shropshire Council in relation to:
- a. Identifying an appropriate housing requirement for Shropshire, having regard to Local Housing Need and the potential for a contribution of 1,500 dwellings towards the unmet housing needs of the Black Country.
 - b. Identifying an appropriate employment land requirement for Shropshire, having regard to Local Employment Land Need and the potential for a contribution of 30ha towards the unmet employment land needs of the Black Country.
 - c. Identifying an appropriate strategic distribution of development across Shropshire.

- d. Identifying an appropriate site(s) upon which the proposed contribution of 1,500 dwellings towards the unmet housing needs of the Black Country can be accommodated.
- e. Identifying an appropriate site(s) upon which the proposed contribution of 30ha of employment land towards the unmet employment land needs of the Black Country can be accommodated.
- f. If necessary, identifying additional housing allocations.
- g. If necessary, identifying additional employment land allocations.
- h. Re-assessment of relevant draft Policies within the draft Shropshire Local Plan, to support identification of appropriate main modifications in response to the consideration of the additional SA assessment work undertaken.

5. Assessment Methodology

- 5.1. The assessment methodology utilised within the additional SA assessment work summarised within this document is consistent with the utilised to date within the wider SA process undertaken to inform the draft Shropshire Local Plan, as documented within the Regulation 19 Pre-Submission Draft Shropshire Local Plan 2016 to 2038: Sustainability Appraisal and Site Assessment Environmental Report and Appendices (SD006.01-SD006.22). This includes the use of the same SA Objectives and assessment framework as outlined within **Chapter 2 of SD006.01**.
- 5.2. With respect to the SA assessment work undertaken to date, the main aspects of particular relevance to this additional SA assessment work include:
 - a. The SA assessment of reasonable housing requirement options and the preferred housing requirement as summarised within the Issues and Strategic Options: Sustainability Appraisal Report (EV003.03); the Preferred Scale and Distribution of Development: Sustainability Appraisal Report (EV004.03); and SD006.01 (particularly Chapters 5 and 6).
 - b. The SA assessment of reasonable employment land requirement options and the preferred employment land requirement summarised within EV003.03; EV004.03; and SD006.01 (particularly Chapters 5 and 6).
 - c. The SA assessment of reasonable options for the strategic distribution of development and the preferred option for the strategic distribution of development summarised within EV003.03; EV004.03; and SD006.01 (particularly Chapters 5 and 6).
 - d. The SA assessment of draft Policy SP2: Strategic Approach within the Regulation 18 Pre-Submission Draft Shropshire Local Plan 2016 to 2038 Sustainability Appraisal and Site Assessment Environmental Report (EV007.04.01-EV007.04.22); and SD006.01 (particularly Chapters 9, 10 and 11) and SD006.02.

- e. The SA assessment of potential housing site allocations within the Preferred Sites: Sustainability Appraisal Report (EV005.03.01-EV005.03.02); the Strategic Sites: Sustainability Appraisal Report (EV006.03); EV007.04.01-EV007.04.22; and SD006.01 (particularly Chapters 7, 8, 9, 10 and 11) and SD006.03-SD006.22.
 - f. The SA assessment of potential employment land site allocations within the Preferred Sites: Sustainability Appraisal Report (EV005.03.01-EV005.03.02); the Strategic Sites: Sustainability Appraisal Report (EV006.03); EV007.04.01-EV007.04.22; and SD006.01 (particularly Chapters 7, 8, 9, 10 and 11) and SD006.03-SD006.22.
- 5.3. The additional SA assessment work summarised within this document has drawn upon and built upon the SA assessment work already undertaken, particularly that summarised above.

6. Summary of the SA Assessment: Reasonable Options for the Housing Requirement

Introduction

- 6.1. This section of the document summarises the additional SA assessment of the reasonable options for the housing requirement.
- 6.2. The baseline for these reasonable options was the local housing need for Shropshire of 25,894 dwellings over the 22-year plan period from 2016-2038 (equating to an annual average of 1,177 dwellings), as calculated using Government's Standard Methodology with a 2020 base date. This calculation is summarised within the Local Housing Need Assessment 2020 (EV069).
- 6.3. It should be noted that Shropshire Council reviews Local Housing Need using Government's Standard Methodology annually. The assessment with a 2020 base date has been utilised to establish the baseline within this additional SA Assessment, as it was this calculation that underpinned the housing requirement at the time of the Regulation 19 Consultation and when Shropshire Council made the decision to submit the draft Shropshire Local Plan for examination.
- 6.4. This additional SA Assessment work is a very important consideration when undertaking the planning judgement regarding which reasonable housing requirement option should be identified as the proposed housing requirement within the draft Shropshire Local Plan.
- 6.5. However, a range of other evidence/factors will also require due consideration when undertaking this planning judgement. This will include the conclusions reached by the Planning Inspectors within their Interim Findings (ID28) particularly regarding the decision that the housing requirement should be established as a 'minimum' rather than being expressed as 'around'.

- 6.6. This will also include subsequent calculations of Local Housing Need - the most recent Local Housing Need Assessment has a 2023 base date and results in a considerable reduction to the level of local housing need in Shropshire.

Identification of Reasonable Options for the Housing Requirement

- 6.7. Consistent with the methodology utilised to identify reasonable options for the housing requirement within the SA assessment already undertaken to inform the draft Shropshire Local Plan, reasonable options were identified based on various reasonable percentage uplifts above the identified baseline (which totalled 25,894 dwellings over the 22-year plan period from 2016-2038, equating to an annual average of 1,177 dwellings).
- 6.8. These uplifts ensure that local housing need is achieved, whilst also providing some flexibility to respond to changes to local housing need over the plan period and opportunities to:
- a. Respond positively to specific sustainable development opportunities;
 - b. Increase the delivery of family and affordable housing to meet the needs of local communities and support new families coming into Shropshire;
 - c. Support the delivery of specialist housing for older people, people with disabilities and the needs of other groups within the community;
 - d. Support the diversification of our labour force; and
 - e. Support wider aspirations, including increased economic growth and productivity
- 6.9. Furthermore, reflecting the outcomes of duty to cooperate discussions undertaken with the Black Country Authorities, each reasonable option also includes a further specific uplift of 1,500 dwellings (equating to an annual average of 68 dwellings over the 22-year plan period from 2016-2038) to reflect the proposed contribution to the unmet housing need forecast to arise within the Black Country. This approach ensures that the proposed contribution to the unmet housing need forecast to arise in the Black Country is explicitly considered and is achieved as part of the delivery of the housing requirement.
- 6.10. As such, five reasonable options for the housing requirement were identified and were assessed within this additional SA assessment work. These reasonable options are:
- a. **Housing Requirement Option 1: Moderate Growth** - Consisting of around a 5% uplift on the identified baseline need, plus a specific 1,500 dwelling contribution to the unmet housing need forecast to arise in the Black Country. This option is responsive to and represents a consistent uplift on baseline need to that within the Moderate Growth Option assessed within the SA assessment already undertaken to inform the draft Shropshire Local Plan whilst also explicitly incorporating a 1,500 dwelling contribution to the unmet housing need forecast to arise in the Black Country.

- b. **Housing Requirement Option 2: Significant Growth** - Consisting of around a 10% uplift on the identified baseline need, plus a specific 1,500 dwelling contribution to the unmet housing need forecast to arise in the Black Country. This option is responsive to and represents a consistent uplift on baseline need to that within the Significant Growth Option assessed within the SA assessment already undertaken to inform the draft Shropshire Local Plan, whilst also explicitly incorporating a 1,500 dwelling contribution to the unmet housing need forecast to arise in the Black Country. It results in a housing requirement that is comparable to the housing requirement identified within the adopted Local Plan.
- c. **Housing Requirement Option 3: High Growth (Variation 1)** - Consisting of around a 13% uplift on the identified baseline need, plus a specific 1,500 dwelling contribution to the unmet housing need forecast to arise in the Black Country. This option is responsive to the High Growth Option assessed within the SA assessment already undertaken to inform the draft Shropshire Local Plan, whilst also explicitly incorporating a 1,500 dwelling contribution to the unmet housing need forecast to arise in the Black Country. It results in a housing requirement that is consistent with that proposed within the draft Shropshire Local Plan.
- d. **Housing Requirement Option 4: High Growth (Variation 2)** - Consisting of around a 15% uplift on the identified baseline need, plus a specific 1,500 dwelling contribution to the unmet housing need forecast to arise in the Black Country. This option is responsive to and represents a consistent uplift on baseline need to that within the High Growth Option assessed within the SA assessment already undertaken to inform the draft Shropshire Local Plan, whilst also explicitly incorporating a 1,500 dwelling contribution to the unmet housing need forecast to arise in the Black Country.
- e. **Housing Requirement Option 5: High Growth (Variation 3)** - Consisting of around an 19% uplift on the identified baseline need, plus a specific 1,500 dwelling contribution to the unmet housing need forecast to arise in the Black Country. This option is responsive to the High Growth Option assessed within the SA assessment already undertaken to inform the draft Shropshire Local Plan, whilst also explicitly incorporating a 1,500 dwelling contribution to the unmet housing need forecast to arise in the Black Country. It results in a housing requirement that equates to the housing requirement proposed within the draft Shropshire Local Plan plus an additional 1,500 dwellings, which is comparable to the proposed contribution to the unmet housing need forecast to arise within the Black Country.

Assessment of Reasonable Options for the Housing Requirement

6.11. The following tables summarise the additional SA assessment of the identified reasonable Housing Requirement Options:

Table 6.1: Housing Requirement Option 1: Moderate Growth

Housing Requirement Option 1: Moderate Growth
<p>This option represents around a 5% uplift on local housing need of 25,894 dwellings over the 22-year plan period (annual average of 1,177 dwellings), plus a 1,500 dwelling contribution toward forecast unmet housing need in the Black Country (annual average of 68 dwellings).</p> <p>This option represents a total minimum housing requirement of 28,700 dwellings over the 22-year plan period from 2016-2038, which equates to around 1,305 dwellings as an annual average.</p>

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Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
1: Protect and enhance the range of plants and animals in Shropshire and the quality and extent of wildlife habitats.	+	+	+	As the annual average housing requirement is lower than that within the adopted Local Plan and this option represents the lowest level of growth considered, it is likely to have a positive effect on the range of protected, priority, key or indicator species and on the quality and extent of wildlife habitats.
2: Encourage a strong and sustainable economy throughout Shropshire	-	-	-	As the annual average housing requirement is lower than that within the adopted Local Plan and this option represents the lowest level of growth considered it is likely to reduce the ability compared to that which currently exists and have the lowest potential of the options considered to respond positively to sustainable development opportunities, support the achievement of economic growth aspirations including through the creation of more jobs, and support the diversification of our labour force. Given wider economic aspirations, it will also impact on the ability to appropriately balance housing and employment land development.

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
3: Provide a sufficient amount of good quality housing which meets the needs of all sections of society	-	-	-	Whilst this option is sufficient to meet local need and provide an appropriate contribution to unmet housing need forecast to arise in the Black Country, it would represent a decreased rate of development compared with the annual average housing requirement within the adopted Local Plan and recent and longer-term completion rates achieved. This option also represents the lowest level of housing growth considered. As such, it is likely that this option will reduce the ability compared to that which currently exists and have the lowest potential of the options considered to provide much needed affordable housing and meet the housing needs of specific groups within our communities – including older people and families. It could also have a geographic implication, with the more limited amounts of new housing development being focused within locations / settlements that are seen as ‘more viable’ or ‘attractive to the market’.
4: Promote access to services for all sections of society	-	-	-	As the annual average housing requirement is lower than that within the adopted Local Plan and this option represents the lowest level of growth considered, it is likely to reduce the ability to provide new services and facilities compared to that currently available and have the lowest potential of the options considered. Furthermore, given that many services and facilities require a ‘critical population mass’ to maintain viability and sustainability it is likely to impact on the longer term viability of some services and facilities and as such on the ability for some communities to access key services and facilities such as schools, post offices and play areas.
5: Encourage the use of sustainable means of transport	-	-	-	As the annual average housing requirement is lower than that within the adopted Local Plan and this option represents the lowest level of growth considered, it is likely to reduce / have the lowest potential to maintain or improve existing access to public transport. The strategic distribution of development and specific site allocations are assessed separately within the SA process.
6: Reduce the need of people to travel by car	+	+	+	As the annual average housing requirement is lower than that within the adopted Local Plan, it is likely to result in less housing development compared to current policy requirements and it is also the lowest of the reasonable options identified. This may have a positive effect on car use.

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
7: Support active and healthy communities.	0	0/-	0/-	Since many recreational activities are associated with the natural environment (which as assessed within Sustainability Objective 1 may be positively affected by this option), overall activity levels may remain similar to the current situation. However, as the annual average housing requirement is lower than that within the adopted Local Plan and this option represents the lowest level of growth considered, opportunities to focus development in locations with good access to and the ability to support the sustainability of existing health, leisure and cultural facilities and activities, and support the provision of new health, leisure and cultural facilities and activities may be reduced / the lowest in the medium to long term.
8: Protect and improve soil quality	?	?	?	Whilst the greater the level of development the greater the potential to impact on soil quality, it is the location of development that will have the most influence. A focus on the rural area is likely to affect best and most versatile agricultural land more than development in the urban areas. The strategic distribution of development and specific site allocations are assessed separately within the SA process.
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	?	?	?	Whilst the greater the level of development the greater the potential to impact on water quality and water pollution (positively or negatively), since pollution from rural areas is the main issue affecting water quality in Shropshire, the location of allocated sites will determine the impact on water quality and the risk of pollution. The strategic distribution of development and specific site allocations are assessed separately within the SA process.
10: Reduce flood risk and improve flood management	+	+	+	Lower levels of development are more likely to be able to be accommodated in areas of low flood risk. As the annual average housing requirement is lower than that within the adopted Local Plan and this option represents the lowest level of growth considered, it is likely to have a positive impact on this Sustainability Objective, as there are less houses proposed and therefore less likelihood that housing would be located in more flood-prone areas.
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	?	?	?	Whilst the greater the level of development the greater the potential to impact on air quality and pollution, the location of development is likely to have the greatest influence e.g. development within or close to an Air Quality Management Area is more likely to have a negative effect whereas development elsewhere is unlikely to change the current situation. The strategic distribution of development and specific site allocations are assessed separately within the SA process.

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
12: Reduce carbon dioxide emissions	?	?	?	Fewer opportunities for the use of renewable energy may be balanced by reduced energy consumption arising from a lower level of housing as the annual average housing requirement is lower than that within the adopted Local Plan and this option represents the lowest level of growth considered.
13: Promote adaptation and mitigation to climate change	-/?	-/?	-/?	As the annual average housing requirement is lower than that within the adopted Local Plan and this option represents the lowest level of growth considered, it is likely to require a reduced / lower amount of land for development and as such reduce / have a lower potential for greenfield development. However, conversely new development is expected to achieve a minimum of 10% biodiversity net gain, as such a reduced / lower level of development will reduce the amount of biodiversity net gain achieved. Furthermore, the potential for new large scale habitats gained through residential development is also likely to be lower in this option than the others and compared with the housing requirement within the adopted Local Plan, thus reducing the contribution this can make to adapting and mitigating climate change.
14: Promote efficient use of natural resources	+	+	+	As the annual average housing requirement is lower than that within the adopted Local Plan and this option represents the lowest level of growth considered, it is likely to provide an increased / greatest opportunity to focus development on previously developed land and / or to re-use existing buildings. It will also likely use a reduced / the lowest amount of primary aggregates.
15: Conserve and enhance features and areas of heritage value and their setting	+/?	+/?	+/?	As the annual average housing requirement is lower than that within the adopted Local Plan and this option represents the lowest level of growth considered, it has a reduced / the lowest potential to harm existing heritage assets and their settings. However, this may be somewhat offset by reduced / the lowest opportunities to contribute to their restoration, enhancement and long-term management.
16: Conserve and enhance landscape character and local distinctiveness	+	+	+	All development changes the character of the landscape and has the potential for an adverse effect on those features that convey a sense of place. As the annual average housing requirement is lower than that within the adopted Local Plan and this option represents the lowest level of growth considered, it is likely to cause a reduced / the least change to existing landscape character and local distinctiveness.

Summary of Housing Requirement Option 1: Moderate Growth

- 6.12. The average annual housing requirement within this option is lower than that within the adopted Local Plan and this option represents the lowest level of growth considered. However, the amount of growth is sufficient to meet both local housing need and provide an appropriate contribution (1,500 dwellings) towards unmet housing need forecast to arise in the Black Country.
- 6.13. This level of growth is also lower than that currently proposed within the draft Shropshire Local Plan. As such, it could mean that:
- a. The housing land supply buffer is increased. This would provide further confidence regarding the deliverability of the proposed housing requirement. However, the existing buffer is considered robust, as such there is the potential that this approach would result in the housing requirement being significantly exceeded.
 - b. The anticipated capacity and/or rates of delivery across proposed site allocations is reduced. However, Shropshire Council generally takes a cautious approach to approximate site capacities and they have been informed through a proportionate and robust site assessment process. Assumptions regarding delivery rates (and associated lead-in times) have been informed by best available information (including proactive discussions with relevant site promoters) and the application of professional judgement. As such, there is the potential that this approach would result in the housing requirement being significantly exceeded. This exercise would therefore need to be undertaken on a site by site basis.
 - c. The anticipated capacity and/or rates of delivery across other sources of supply is reduced – including windfall allowances. However, Shropshire Council generally takes a cautious approach to assumptions regarding the capacity and delivery rates/timescales for sources of housing land supply and for windfall allowances. As such, there is the potential that this approach would result in the housing requirement being significantly exceeded. This exercise would therefore need to be undertaken on a site by site basis.
 - d. One or more of the proposed site allocations could be de-selected. Whilst this could present an opportunity to de-select one or more of the poorer performing site allocations, this would very much be dependent upon the strategic approach to the distribution of development and it is important to ensure that housing needs across Shropshire are achieved.
 - e. A combination of the above.
- 6.14. It is likely that this level of growth would have a positive effect on the range of plants and animals and the quality and extent of wildlife habitats in Shropshire. It is also likely that it would reduce the need to travel by car, be more capable of being accommodated in areas of low flood risk, promote the efficient use of natural resources (by reducing the level of need) and conserve and enhance landscape character and local distinctiveness. It is also likely that this option would result in a lower potential for harm to heritage assets and their

settings although this may be somewhat offset by reduced opportunities to contribute to their restoration, enhancement and long-term management of these assets and the historic environment.

- 6.15. It is considered that there is insufficient information to reach a confident conclusion regarding whether this option would result in a small positive, small negative or little or no net effect on carbon dioxide emissions and the promotion of adaptation and mitigation to climate change, as more or less growth can positively or negatively contribute to these factors dependent on how and where development is undertaken. The strategic distribution of development and specific site allocations are assessed separately within the SA process.
- 6.16. Furthermore, it is considered that it is more the location rather than the amount of development that is likely to have the most significant influence on protecting and improving soil quality, the conservation and enhancement of water resources and air quality, and on reducing the risk of water and air pollution. Again, the strategic distribution of development and specific site allocations are assessed separately within the SA process.
- 6.17. It is likely that this level of growth would have a negative effect on Shropshire's ability to positively respond to sustainable economic development opportunities, support the achievement of economic growth aspirations including through the creation of more jobs, and support the diversification of our labour force. Furthermore, whilst this option is sufficient to meet local need and provide an appropriate contribution to unmet housing need forecast to arise in the Black Country, it will likely have a negative effect on the ability to provide the right housing to meet the needs of all groups within our communities.
- 6.18. In addition, since new services and facilities are generally delivered through new development and all services and facilities require a 'critical population mass' to ensure their long term 'viability' and 'sustainability', there may be a negative impact on the provision and access to some services and facilities for some communities. This option may also negatively impact on the ability to improve access to public transport.
- 6.19. Although overall physical activity levels may not change, opportunities to focus development in locations with good access to and the ability to support the sustainability of existing health, leisure and community facilities and activities, and to support the provision of new health, leisure and cultural facilities and activities may be reduced in the medium to long term.

Table 6.2: Housing Requirement Option 2: Significant Growth

Housing Requirement Option 2: 'Significant Growth'
<p>This option represents around a 10% uplift on local housing need of 25,894 dwellings over the 22-year plan period (annual average of 1,177 dwellings), plus a 1,500 dwelling contribution toward forecast unmet housing need in the Black Country (annual average of 68 dwellings).</p> <p>This option represents a total minimum housing requirement of 30,000 dwellings over the 22-year plan period from 2016-2038, which equates to around 1,364 dwellings as an annual average.</p>

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
1: Protect and enhance the range of plants and animals in Shropshire and the quality and extent of wildlife habitats.	0	0	0	As the annual average housing requirement is very similar to that within the adopted Local Plan, present trends in the range of plants and animals and the quality and extent of wildlife habitats in Shropshire are unlikely to change.
2: Encourage a strong and sustainable economy throughout Shropshire	0	0	0	As the annual average housing requirement is very similar to that within the adopted Local Plan, this option is likely to represent little change to current economic trends or the ability to respond positively to sustainable development opportunities, support the achievement of economic growth aspirations including through the creation of more jobs, and support the diversification of our labour force.
3: Provide a sufficient amount of good quality housing which meets the needs of all sections of society	0	0	0	This option is sufficient to meet local need and provide an appropriate contribution to unmet housing need forecast to arise in the Black Country. As the annual average housing requirement is very similar to that within the adopted Local Plan, there is unlikely to be a significant change from the existing baseline situation with regard to the ability to provide much needed affordable housing and meet the housing needs of specific groups within our communities – including older people and families.
4: Promote access to services for all sections of society	0	0	?/-	As the annual average housing requirement is very similar to that within the adopted Local Plan, it is likely to maintain the existing situation in respect of the ability to provide new services and facilities. However, given that many services and facilities require a 'critical population mass' to maintain viability and sustainability, there may be a decline in the ability for some communities to access key services and facilities such as schools, post offices and play areas in the longer-term.

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
5: Encourage the use of sustainable means of transport	0	0	0	As the annual average housing requirement is very similar to that within the adopted Local Plan, it is likely to maintain the existing situation with respect to the use and access to public transport and the prevalence of walking or cycling to work. The strategic distribution of development and specific site allocations are assessed separately within the SA process.
6: Reduce the need of people to travel by car	+	+	+	As the annual average housing requirement is very similar to that within the adopted Local Plan, it is considered likely that the numbers of houses envisaged in this option can be accommodated in accessible locations. As the location of development is the main driver for use of private vehicles, continued levels of development in sustainable locations would mean that residential development would be closer to necessary locations (i.e., areas of employment) and thus there would be less dependency county-wide on private vehicles when compared to Options that would propose development in less sustainable, more isolated locations.
7: Support active and healthy communities.	0	0	-/0	As the annual average housing requirement is very similar to that within the adopted Local Plan it is likely to maintain the existing situation in respect of the ability to provide new leisure and cultural activities. Furthermore, as many recreational activities are based on the natural environment (which is likely to be less affected by this option than those involving higher levels of growth), overall activity levels may remain similar to the current situation. However, given that many formal leisure and cultural activities require a 'critical population mass' to maintain viability and sustainability, there may be a decline in the ability for some communities to access such facilities in the longer-term.
8: Protect and improve soil quality	?	?	?	Whilst the greater the level of development the greater the potential to impact on soil quality, it is the location of development that will have the most influence. A focus on the rural area is likely to affect best and most versatile agricultural land more than development in the urban areas. The strategic distribution of development and specific site allocations are assessed separately within the SA process.
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	?	?	?	Whilst the greater the level of development the greater the potential to impact on water quality and water pollution (positively or negatively), since pollution from rural areas is the main issue affecting water quality in Shropshire, the location of allocated sites will determine the impact on water quality and the risk of pollution. The strategic distribution of development and specific site allocations are assessed separately within the SA process.

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
10: Reduce flood risk and improve flood management	0	0	0	Lower levels of development are more likely to be able to be accommodated in areas of low flood risk. However, as the annual average housing requirement is very similar to that within the adopted Local Plan, the baseline situation is unlikely to significantly change with regard to flood risk and opportunities to improve flood management.
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	0/?	0/?	0/?	Whilst the greater the level of development the greater the potential to impact on air quality and pollution, the location of development is likely to have the greatest influence e.g. development within or close to an Air Quality Management Area is more likely to have a negative effect whereas development elsewhere is unlikely to change the current situation. The strategic distribution of development and specific site allocations are assessed separately within the SA process.
12: Reduce carbon dioxide emissions	0	0	0	As the annual average housing requirement is very similar to that within the adopted Local Plan, the current baseline with respect to carbon dioxide emissions is likely to remain the same.
13: Promote adaptation and mitigation to climate change	0	0	0	As the annual average housing requirement is very similar to that within the adopted Local Plan, opportunities to adapt and mitigate climate change are likely to remain similar to the present. Likewise, the potential for new large-scale habitats gained through residential development is also likely to be a comparable to current trends.
14: Promote efficient use of natural resources	0	0	0	As the annual average housing requirement is very similar to that within the adopted Local Plan, it is likely to provide a continuation of the current levels of opportunities to focus development on previously developed land and / or to re-use existing buildings. It will also likely result in the use of a comparable amount of primary aggregates.
15: Conserve and enhance features and areas of heritage value and their setting	0	0	0	As the annual average housing requirement is very similar to that within the adopted Local Plan, it is likely that the current situation with respect to the conservation and enhancement of the historic environment is likely to continue.
16: Conserve and enhance landscape character and local distinctiveness	0	0	0	All development changes the character of the landscape and has the potential for an adverse effect on those features that convey a sense of place. As the annual average housing requirement is very similar to that within the adopted Local Plan, this option is unlikely to change current trends in relation to conservation and enhancement of existing landscape character and local distinctiveness.

Summary of Housing Requirement Option 2: Significant Growth

- 6.20. The average annual housing requirement within this option is very similar to that within the adopted Local Plan. This amount of growth is sufficient to meet both local housing need and provide an appropriate contribution (1,500 dwellings) towards unmet housing need forecast to arise in the Black Country.
- 6.21. This level of growth is however lower than that currently proposed within the draft Shropshire Local Plan. As such, it could mean that:
- a. The housing land supply buffer is increased. This would provide further confidence regarding the deliverability of the proposed housing requirement. However, the existing buffer is considered robust, as such there is the potential that this approach would result in the housing requirement being significantly exceeded.
 - b. The anticipated capacity and/or rates of delivery across proposed site allocations is reduced. However, Shropshire Council generally takes a cautious approach to approximate site capacities and they have been informed a proportionate and robust site assessment process. Assumptions regarding delivery rates (and associated lead-in times) have been informed by best available information (including proactive discussions with relevant site promoters) and the application of professional judgement. As such, there is the potential that this approach would result in the housing requirement being significantly exceeded. This exercise would therefore need to be undertaken on a site by site basis.
 - c. The anticipated capacity and/or rates of delivery across other sources of supply is reduced– including windfall allowances. However, Shropshire Council generally takes a cautious approach to assumptions regarding the capacity and delivery rates/timescales for sources of housing land supply and for windfall allowances. As such, there is the potential that this approach would result in the housing requirement being significantly exceeded. This exercise would therefore need to be undertaken on a site by site basis.
 - d. One or more of the proposed site allocations could be de-selected. Whilst this could present an opportunity to de-select one or more of the poorer performing site allocations, this would very much be dependent upon the strategic approach to the distribution of development and it is important to ensure that housing needs across Shropshire are achieved.
 - e. A combination of the above.
- 6.22. It is likely that the growth within this option could be accommodated in accessible locations, thus reducing the need of people to travel by car when compared to the baseline and other options being considered within this SA.

- 6.23. As the level of growth within this option is as an annual average very similar to that within the adopted Local Plan, it is likely that the current situation will be maintained for the following sustainability objectives: protecting and enhancing the range of plants and animals and the quality and extent of wildlife habitats in Shropshire; encouraging a strong and sustainable economy; providing a sufficient amount of good quality housing; encouraging the use of sustainable means of transport; reducing flood risk and improving flood management; reducing carbon dioxide emissions; adapting to and mitigating climate change; promoting the efficient use of natural resources; conserving and enhancing heritage features and their settings, and conserving and enhancing landscape character and local distinctiveness.
- 6.24. Whilst physical activity levels may not change over the plan period, the provision of some leisure and cultural facilities may decline in the longer term, as many formal leisure and cultural activities require a 'critical population mass' to maintain viability and sustainability. Similarly, as services and facilities require a 'critical population mass' to maintain viability and sustainability, there may be a decline in the ability for some communities to access such facilities in the longer-term.
- 6.25. The location of development, rather than the amount, is likely to have the most influence on protecting and improving soil quality, the conservation and enhancement of water resources and air quality and on reducing the risk of water and air pollution. The strategic distribution of development and specific site allocations are assessed separately within the SA process.

Table 6.3: Housing Requirement Option 3: High Growth (Variation 1)

Housing Requirement Option 3: High Growth (Variation 1)

This option represents around a 13% uplift on local housing need of 25,894 dwellings over the 22-year plan period (annual average of 1,177 dwellings), plus a 1,500 dwelling contribution toward forecast unmet housing need in the Black Country (annual average of 68 dwellings). The total minimum housing requirement would equate to **30,800 dwellings** over the 22-year plan period from 2016-2038, which equates to around 1,400 dwellings as an annual average.

This total minimum housing requirement is equivalent to 29,300 dwellings towards local housing needs over the 22-year plan period and a 1,500 dwelling contribution towards forecast unmet housing need in the Black Country, whilst recognising that these two matters are inherently interlinked.

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
1: Protect and enhance the range of plants and animals in Shropshire and the quality and extent of wildlife habitats.	-/?	-/?	-/?	As the annual average housing requirement is somewhat higher than that within the adopted Local Plan and this option represents the ‘central’ growth option (lowest of the 3 high-growth variations) considered, it could have a negative effect on the range of protected, priority, key or indicator species and on the quality and extent of wildlife habitats, as the higher levels of growth in this option mean that larger amounts of greenfield land will likely need to be released. However, as the level of growth is not significantly higher than that within the adopted Local Plan, it may not result in a significant change from present trends in the short term. Furthermore, this level of growth allows for more larger sites to come forward, and a master-planning approach on these sites may offer opportunities for biodiversity gains in the medium to long term. Specific site allocations are assessed separately within the SA process.
2: Encourage a strong and sustainable economy throughout Shropshire	+	+	+	As the annual average housing requirement is somewhat higher than that within the adopted Local Plan and this option represents the ‘central’ growth option (lowest of the 3 high-growth variations) considered, it is likely to increase the ability compared to that which currently exists and have a higher potential than a number of the other options considered to positively respond to sustainable development opportunities, support the achievement of economic growth aspirations including through the creation of more jobs, and support the diversification of our labour force. Given wider economic aspirations, it will also provide good opportunities to create a balanced supply of employment land and/or more or higher value jobs. The ability to respond in the shorter term is influenced by both the actual increase to annual average housing requirement and the understanding of the implications of the longer term effect of this increased level of growth.

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
3: Provide a sufficient amount of good quality housing which meets the needs of all sections of society	++	++	++	<p>This option is sufficient to meet local need and provide an appropriate contribution to unmet housing need forecast to arise in the Black Country.</p> <p>The annual average housing requirement is somewhat higher than that within the adopted Local Plan and this option represents the 'central' growth option (lowest of the 3 high-growth variations) considered. It represents an increased rate of development compared with the long-term completion rates achieved in Shropshire, but is a lower rate of development compared with short-term completion rates achieved in Shropshire. As such, it is likely that this option will increase the ability compared to that which currently exists and have one of the higher potentials of the options considered to provide much needed affordable housing and meet the housing needs of specific groups within our communities – including older people and families.</p> <p>It could also have a positive geographic implication, allowing for the more balanced distribution of development across locations / settlements that are seen as more and less 'viable' or 'attractive to the market'.</p>
4: Promote access to services for all sections of society	+	+	+	<p>As the annual average housing requirement is somewhat higher than that within the adopted Local Plan and this option represents the 'central' growth option (lowest of the 3 high-growth variations) considered, it is likely to increase the ability to provide new services and facilities compared to that currently available and have a higher potential than many of the other options considered.</p> <p>Furthermore, given that many services and facilities require a 'critical population mass' to maintain viability and sustainability, it is likely to positively impact on the longer-term viability of some services and facilities and as such on the ability for some communities to access key services and facilities such as schools, post offices and play areas.</p>
5: Encourage the use of sustainable means of transport	0	+/?	+/?	<p>As the annual average housing requirement is somewhat higher than that within the adopted Local Plan and this option represents the 'central' growth option (lowest of the 3 high-growth variations) considered, it is likely to increase the ability to facilitate the provision of new forms of sustainable transport. Although as the level of growth is not significantly higher than that within the adopted Local Plan, such effects are more likely to be felt in the medium to longer term.</p> <p>The scale of development in this option may require new transport infrastructure. If this development is focussed towards existing public transport hubs, use of sustainable means of transport may be encouraged. The strategic distribution of development and specific site allocations are assessed separately within the SA process.</p>

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
6: Reduce the need of people to travel by car	-/?	-/?	-/?	As the annual average housing requirement is somewhat higher than that within the adopted Local Plan and this option represents the 'central' growth option (lowest of the 3 High Growth variations) considered, it is likely to result in more housing development compared to current policy requirements. This may have a negative effect on car usage - more houses would likely result in more cars. However, as the level of growth is not significantly higher than that within the adopted Local Plan, it may not result in a significant change from present trends in the short term. Furthermore, the scale of development may be large enough to support new or existing public transport solutions to counter this in the medium to longer term.
7: Support active and healthy communities.	0	+	+	Many recreational activities are associated with the natural environment. As the annual average housing requirement is higher than that within the adopted Local Plan and this option represents the 'central' growth option (lowest of the 3 High Growth variations) considered, opportunities to focus development in locations with good access to health, leisure and cultural facilities and activities. The ability to support existing and provide new health, leisure and cultural facilities and activities will also likely increase, offsetting any negative impact and resulting in an enhancement in the medium to long term.
8: Protect and improve soil quality	?	?	?	Whilst the greater the level of development the greater the potential to impact on soil quality, it is the location of development that will have the most influence. A focus on the rural area is likely to affect best and most versatile agricultural land more than development in the urban areas. The strategic distribution of development and specific site allocations are assessed separately within the SA process.
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	?	?	?	Whilst the greater the level of development the greater the potential to impact on water quality and water pollution (positively or negatively), since pollution from rural areas is the main issue affecting water quality in Shropshire, the location of allocated sites will determine the impact on water quality and the risk of pollution. The strategic distribution of development and specific site allocations are assessed separately within the SA process.
10: Reduce flood risk and improve flood management	-/?	-/?	-/?	As the annual average housing requirement is somewhat higher than that within the adopted Local Plan and this option represents the 'central' growth option (lowest of the 3 high-growth variations) considered, it will likely require more land, including greenfield land, for development. This may increase the potential for development in areas of higher flood risk, particularly in the medium to long term. However, larger scale growth creates more opportunities for flood management measures.

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	0/?	0/?	0/?	Whilst the greater the level of development the greater the potential to impact on air quality and pollution, the location of development is likely to have the greatest influence e.g., development within or close to an Air Quality Management Area is more likely to have a negative effect whereas development elsewhere is unlikely to change the current situation. The strategic distribution of development and specific site allocations are assessed separately within the SA process.
12: Reduce carbon dioxide emissions	+	+	+	Economies of scale may offer some opportunities to increase the provision of energy from renewable sources, support reductions in energy consumption and promote energy efficiency.
13: Promote adaptation and mitigation to climate change	?	?/+	?/+	As the annual average housing requirement is somewhat higher than that within the adopted Local Plan and this option represents the 'central' growth option (lowest of the 3 high-growth variations) considered, it is likely to require an increased amount of land for development and as such increase the potential for greenfield development, particularly in the medium to long term. However, conversely new development is expected to achieve a minimum of 10% biodiversity net gain, as such an increased / higher level of development will increase the amount of biodiversity net gain achieved. Furthermore, this level of growth allows for more larger sites to come forward, therefore the potential for new large scale habitats gained through residential development is also likely to be increased / higher in this option than some other options considered and compared with the annual average housing requirement within the adopted Local Plan, so increasing the contribution this can make to adapting and mitigating climate change. Specific site allocations are assessed separately within the SA process.
14: Promote efficient use of natural resources	-	-	-	As the annual average housing requirement is somewhat higher than that within the adopted Local Plan and this option represents the 'central' growth option (lowest of the 3 High Growth variations) considered, it is likely to provide decreased / lower opportunity to focus development on previously developed land and / or to re-use existing buildings. It will also likely increase the amount of primary aggregates utilised.

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
15: Conserve and enhance features and areas of heritage value and their setting	?	-/?	-/?	As the annual average housing requirement is somewhat higher than that within the adopted Local Plan and this option represents the 'central' growth option (lowest of the 3 high-growth variations) considered, it has increased / one of the higher potentials to harm existing heritage assets and their settings, particularly in the medium to long term. However, this may be somewhat offset by increased opportunities to contribute to their restoration, enhancement and long-term management.
16: Conserve and enhance landscape character and local distinctiveness	-	-	-	All development changes the character of the landscape and has the potential for an adverse effect on those features that convey a sense of place. As the average annual housing requirement is higher than that within the adopted Local Plan and this option represents one of the higher levels of growth considered, it is likely to cause an increased / higher change to existing landscape character and local distinctiveness.

Summary for Housing Requirement Option 3: High Growth (Variation 1)

- 6.26. The average annual housing requirement within this option is somewhat higher than that within the adopted Local Plan and this option represents the 'central' growth option (lowest of the 3 high-growth variations) considered. This amount of growth is sufficient to meet both local housing need and provide an appropriate contribution (1,500 dwellings) towards unmet housing need forecast to arise in the Black Country.
- 6.27. This level of growth is consistent with that proposed within the draft Shropshire Local Plan. As such, it would support the continued identification of all proposed allocations and the continuation of the assumptions made regarding delivery timescales and rates, which have been informed by best available information (including proactive discussions with relevant site promoters) and the application of professional judgement.
- 6.28. The higher level of growth within this option would allow significant opportunities to provide much needed affordable housing and meet the housing needs of specific groups within our communities – including older people and families. The economy would also likely benefit from this option, as it provides greater opportunities to positively respond to sustainable development opportunities, support the achievement of economic growth aspirations including through the creation of more jobs, and support the diversification of our labour force.
- 6.29. This option would also likely promote access to existing services such as schools or shops and provides the potential to increase provision in the medium to long term. Similarly, there may be good opportunities for provision of new health, leisure, recreational and cultural

facilities. Economies of scale may also contribute to an increased provision of energy from renewable sources, whilst supporting reductions in energy consumption and promoting energy efficiency, particularly in the medium to long term.

- 6.30. The scale of development in this option would likely require and facilitate a degree of new transport and other forms of infrastructure provision at a level higher than options with lower levels of growth, particularly in the medium to long term. If this growth was focussed towards existing public transport hubs, use of sustainable means of transport may be encouraged. The strategic distribution of development and specific site allocations are assessed separately within the SA process.
- 6.31. Due to the scale of development, it is likely that larger amounts of greenfield land would need to be released in this option compared to the baseline and options for lower levels of growth, there may also be a negative effect on the range of plants and animals and quality and extent of wildlife habitats, particularly in the medium to long term. However, this level of growth allows for more larger sites to come forward, a master-planning approach to larger sites may provide opportunities for biodiversity gains to offset such losses and provide opportunities for the creation of relatively large areas of new habitats. The specific site allocations are assessed separately within the SA process.
- 6.32. The location of development, rather than the amount, is likely to have the most influence on protecting and improving soil quality, the conservation and enhancement of water resources and air quality and on reducing the risk of water and air pollution. The strategic distribution of development and specific site allocations are assessed separately within the SA process.
- 6.33. It is likely to be more difficult to focus this level of growth in accessible locations, so it may not be possible to reduce the need of people to travel by car, particularly in the medium to long term. However, new or existing public transport solutions may counter this. Due to the level of growth, this option may increase the potential for development in areas of higher flood risk. However, conversely larger scale growth creates more opportunities for flood management measures.
- 6.34. This option will likely use more land than the current baseline and the options with lower levels of growth considered, as such opportunities to focus development on previously developed land or existing buildings is likely to be more limited. This option would also likely increase the amount of primary aggregates required, above the baseline.
- 6.35. Higher levels of growth inevitably have a greater potential to cause harm to heritage assets and their settings, given that the level of growth in this option is somewhat higher, this is likely to be the case in the medium to long term. But equally, the associated increased economic benefits may offer opportunities to provide for the better management of the historic environment. This option is unlikely to maintain or improve existing landscape character and unless development is carefully located and designed, may have a negative effect on local distinctiveness.

Table 6.4: Housing Requirement Option 4: High Growth (Variation 2)

Housing Requirement Option 4: High Growth (Variation 2)
 This option represents around a 15% uplift on local housing need of 25,894 dwellings over the 22-year plan period (annual average of 1,177 dwellings), plus a 1,500 dwelling contribution toward forecast unmet housing need in the Black Country (annual average of 68 dwellings).
 This option represents a total minimum housing requirement of **31,300 dwellings** over the 22-year plan period from 2016-2038, which equates to around 1,423 dwellings as an annual average.

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
1: Protect and enhance the range of plants and animals in Shropshire and the quality and extent of wildlife habitats.	-	-/?	-/?	As the average annual housing requirement is higher than that within the adopted Local Plan and this option represents one of the higher levels of growth considered, it is likely to have a negative effect in the short term on the range of protected, priority, key or indicator species and on the quality and extent of wildlife habitats, as the higher levels of growth in this option mean that larger amounts of greenfield land will likely need to be released. For the same reason, it is also likely to have a negative effect on the range of protected, priority, key or indicator species and on the quality and extent of wildlife habitats in the medium and long term. However, this level of growth allows for more larger sites to come forward, and a master-planning approach on these sites may offer opportunities for biodiversity gains in the medium to long term. Specific site allocations are assessed separately within the SA process.
2: Encourage a strong and sustainable economy throughout Shropshire	+	+	+	As the average annual housing requirement is higher than that within the adopted Local Plan and this option represents one of the higher levels of growth considered, it is likely to increase the ability compared to that which currently exists and have a higher potential than many of the other options considered to positively respond to sustainable development opportunities, support the achievement of economic growth aspirations including through the creation of more jobs, and support the diversification of our labour force. Given wider economic aspirations, it will also provide good opportunities to create a balanced supply of employment land and/or more or higher value jobs.

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
3: Provide a sufficient amount of good quality housing which meets the needs of all sections of society	++	++	++	<p>This option is sufficient to meet local need and provide an appropriate contribution to unmet housing need forecast to arise in the Black Country.</p> <p>The average annual housing requirement is higher than that within the adopted Local Plan and this option represents one of the higher levels of growth considered. It represents an increased rate of development compared with the long-term completion rates achieved in Shropshire, but is a lower rate of development compared with short-term completion rates achieved in Shropshire.</p> <p>As such, it is likely that this option will increase the ability compared to that which currently exists and have one of the higher potentials of the options considered to provide much needed affordable housing and meet the housing needs of specific groups within our communities – including older people and families.</p> <p>It could also have a positive geographic implication, allowing for the more balanced distribution of development across locations / settlements that are seen as more and less ‘viable’ or ‘attractive to the market’.</p>
4: Promote access to services for all sections of society	+	+	+ / ++	<p>As the average annual housing requirement is higher than that within the adopted Local Plan and this option represents one of the higher levels of growth considered, it is likely to increase the ability to provide new services and facilities compared to that currently available and have a higher potential than many of the other options considered.</p> <p>Furthermore, given that many services and facilities require a ‘critical population mass’ to maintain viability and sustainability, it is likely to positively impact on the longer-term viability of some services and facilities and as such on the ability for some communities to access key services and facilities such as schools, post offices and play areas.</p>
5: Encourage the use of sustainable means of transport	+ / ?	+ / ?	+ / ?	<p>As the average annual housing requirement is higher than that within the adopted Local Plan and this option represents one of the higher levels of growth considered, it is likely to increase the ability to facilitate the provision of new forms of sustainable transport.</p> <p>The scale of development in this option may require new transport infrastructure. If this development is focussed towards existing public transport hubs, use of sustainable means of transport may be encouraged. The strategic distribution of development and specific site allocations are assessed separately within the SA process.</p>

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
6: Reduce the need of people to travel by car	-	-/?	-/?	As the average annual housing requirement is higher than that within the adopted Local Plan and this option represents one of the higher levels of growth considered, it is likely to result in more housing development compared to current policy requirements. This may have a negative effect on car usage - more houses would likely result in more cars. However, the scale of development may be large enough to support new or existing public transport solutions to counter this in the medium to longer term.
7: Support active and healthy communities.	0	+	+	Many recreational activities are associated with the natural environment (which as assessed within Sustainability Objective 1 may be negatively affected by this option), which could compromise the ability to support active and healthy communities. However, as the average annual housing requirement is higher than that within the adopted Local Plan and this option represents one of the higher levels of growth considered, opportunities to focus development in locations with good access to health, leisure and cultural facilities and activities. The ability to support existing and provide new health, leisure and cultural facilities and activities will also likely increase, offsetting any negative impact and resulting in an enhancement in the medium to long term.
8: Protect and improve soil quality	?	?	?	Whilst the greater the level of development the greater the potential to impact on soil quality, it is the location of development that will have the most influence. A focus on the rural area is likely to affect best and most versatile agricultural land more than development in the urban areas. The strategic distribution of development and specific site allocations are assessed separately within the SA process.
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	?	?	?	Whilst the greater the level of development the greater the potential to impact on water quality and water pollution (positively or negatively), since pollution from rural areas is the main issue affecting water quality in Shropshire, the location of allocated sites will determine the impact on water quality and the risk of pollution. The strategic distribution of development and specific site allocations are assessed separately within the SA process.
10: Reduce flood risk and improve flood management	-/?	-/?	-/?	As the average annual housing requirement is higher than that within the adopted Local Plan and this option represents one of the higher levels of growth considered, it will likely require more land, including greenfield land, for development. This may increase the potential for development in areas of higher flood risk. However, larger scale growth creates more opportunities for flood management measures.

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	0/?	0/?	0/?	Whilst the greater the level of development the greater the potential to impact on air quality and pollution, the location of development is likely to have the greatest influence e.g., development within or close to an Air Quality Management Area is more likely to have a negative effect whereas development elsewhere is unlikely to change the current situation. The strategic distribution of development and specific site allocations are assessed separately within the SA process.
12: Reduce carbon dioxide emissions	+	+	+	Economies of scale may offer opportunities to increase the provision of energy from renewable sources, support reductions in energy consumption and promote energy efficiency.
13: Promote adaptation and mitigation to climate change	?/+	?/+	?/+	As the average annual housing requirement is higher than that within the adopted Local Plan and this option represents one of the higher levels of growth considered, it is likely to require an increased / higher amount of land for development and as such increase / have a higher potential for greenfield development. As new development is expected to achieve a minimum of 10% biodiversity net gain, an increased / higher level of development will increase the amount of biodiversity net gain achieved. Furthermore, this level of growth allows for larger sites to come forward, therefore the potential for new large scale habitats gained through residential development is also likely to be increased / higher in this option than some other options considered and compared with the annual average housing requirement within the adopted Local Plan, so increasing the contribution this can make to adapting and mitigating climate change. Specific site allocations are assessed separately within the SA process.
14: Promote efficient use of natural resources	-	-	-	As the average annual housing requirement is higher than that within the adopted Local Plan and this option represents one of the higher levels of growth considered, it is likely to provide decreased / lower opportunity to focus development on previously developed land and / or to re-use existing buildings. It will also likely increase the amount of primary aggregates utilised.
15: Conserve and enhance features and areas of heritage value and their setting	-/?	-/?	-/?	As the average annual housing requirement is higher than that within the adopted Local Plan and this option represents one of the higher levels of growth considered, it has increased / higher potential to harm existing heritage assets and their settings. However, this may be somewhat offset by increased opportunities to contribute to their restoration, enhancement and long-term management.

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
16: Conserve and enhance landscape character and local distinctiveness	-	-	-	All development changes the character of the landscape and has the potential for an adverse effect on those features that convey a sense of place. As the average annual housing requirement is higher than that within the adopted Local Plan and this option represents one of the higher levels of growth considered, it is likely to cause an increased / higher change to existing landscape character and local distinctiveness.

Summary for Housing Requirement Option 4: High Growth (Variation 2)

6.36. The average annual housing requirement within this option is higher than that within the adopted Local Plan and this option represents one of the highest level of growth considered. This amount of growth is sufficient to meet both local housing need and provide an appropriate contribution (1,500 dwellings) towards unmet housing need forecast to arise in the Black Country.

6.37. This level of growth is also higher than that currently proposed within the draft Shropshire Local Plan. As such, it could mean that:

- a. The housing land supply buffer is reduced. The existing buffer is considered to be robust and could be reduced to an extent and still maintain robustness. However, the maintenance of an appropriate housing land supply buffer is considered important in order to ensure confidence regarding the deliverability of the proposed housing requirement.
- b. The anticipated capacity and rates of delivery across proposed site allocations is increased. Site capacities have been informed a proportionate and robust site assessment process; however, Shropshire Council does generally take a cautious approach to approximate site capacities and there are likely locations where there are potentially opportunities to increase site capacity and still achieve an appropriate form of development (particularly in circumstances where a development includes a form of housing which is of a higher density such as specialist housing for older people). Assumptions regarding delivery rates (and associated lead-in times) have been informed by best available information (including proactive discussions with relevant site promoters) and the application of professional judgement. This exercise would need to be undertaken on a site by site basis.
- c. The anticipated capacity and rates of delivery across other sources of housing land supply is increased. Shropshire Council generally takes a cautious approach to assumptions regarding the capacity and delivery rates/timescales for sources of housing land supply. As such, there is the potential for this approach to result in additional deliverable housing land supply. This exercise would need to be undertaken on a site by site basis.

- d. Windfall allowances in one or more settlements could be increased. Whilst existing windfall allowances were considered reasonable when proposed and there is flexibility within the draft Shropshire Local Plan for settlement guidelines to be exceeded, where this is appropriate, there is evidence that in some instances windfall allowances have been overly cautious and as such there is potential to increase windfall allowance in recognition of this. As an example, Shrewsbury, had a windfall allowance of 505 dwellings as at 31st March 2019. Current monitoring suggests that this windfall allowance has already been exceeded. This exercise would need to be undertaken on a settlement by settlement basis.
 - e. One or more of the existing site allocations could be expanded to increase its capacity. Any increased capacity would need to be deliverable within the proposed plan period and support the delivery of necessary supporting infrastructure.
 - f. One or more additional site allocations could be proposed.
 - g. A combination of the above.
- 6.38. The high level of growth within this option would likely allow significant opportunities to provide much needed affordable housing and meet the housing needs of specific groups within our communities – including older people and families. The economy would also likely benefit from this option, as it provides greater opportunities to positively respond to sustainable development opportunities, support the achievement of economic growth aspirations including through the creation of more jobs, and support the diversification of our labour force.
- 6.39. This option would also likely promote access to existing services such as schools or shops and provides the potential to increase provision, with particular opportunities in the medium to long term. Similarly, there may be good opportunities for provision of new health, leisure, recreational and cultural facilities. Economies of scale may also contribute to an increased provision of energy from renewable sources, whilst supporting reductions in energy consumption and promoting energy efficiency.
- 6.40. The scale of development in this option would likely require and facilitate new transport and other forms of infrastructure provision at a level higher than options with lower levels of growth. If this growth is focussed towards existing public transport hubs, use of sustainable means of transport may be encouraged. The strategic distribution of development and specific site allocations are assessed separately within the SA process.
- 6.41. Due to the scale of development, it is likely that larger amounts of greenfield land would need to be released in this option compared to the baseline and options for lower levels of growth, there may also be a negative effect on the range of plants and animals and quality and extent of wildlife habitats, particularly in the medium to long term. However, this level of growth allows for more larger sites to

come forward, a master-planning approach to larger sites may provide opportunities for biodiversity gains to offset such losses and provide opportunities for the creation of relatively large areas of new habitats. The specific site allocations are assessed separately within the SA process.

- 6.42. The location of development, rather than the amount, is likely to have the most influence on protecting and improving soil quality, the conservation and enhancement of water resources and air quality and on reducing the risk of water and air pollution. The strategic distribution of development and specific site allocations are assessed separately within the SA process.
- 6.43. It is likely to be more difficult to focus this level of growth in accessible locations, so it may not be possible to reduce the need of people to travel by car. However, new or existing public transport solutions may counter this. Due to the level of growth, this option may increase the potential for development in areas of higher flood risk. However, conversely larger scale growth creates more opportunities for flood management measures.
- 6.44. This option would likely use more land than the current baseline and the options with lower levels of growth considered, as such opportunities to focus development on previously developed land or existing buildings is likely to be more limited. This option would also likely increase the amount of primary aggregates required, above the baseline.
- 6.45. Higher levels of growth inevitably have a greater potential to cause harm to heritage assets and their settings, but equally the associated increased economic benefits may offer opportunities to provide for the better management of the historic environment. This option is unlikely to maintain or improve existing landscape character and unless development is carefully located and designed, may have a negative effect on local distinctiveness.

Table 6.5: Housing Requirement Option 5: High Growth (Variation 3)

Housing Requirement Option 5: High Growth (Variation 3)
<p>This option represents around an 19% uplift on local housing need of 25,894 dwellings over the 22-year plan period (annual average of 1,177 dwellings), plus a 1,500 dwelling contribution toward forecast unmet housing need in the Black Country (annual average of 68 dwellings).</p> <p>This option represents a total minimum housing requirement of 32,300 dwellings over the 22-year plan period from 2016-2038, which equates to around 1,468 dwellings as an annual average.</p> <p>This total minimum housing requirement is equivalent to a 30,800 dwelling contribution towards local housing needs over the 22-year plan period, plus a 1,500 dwelling contribution toward forecast unmet housing need in the Black Country, whilst recognising that these two matters are inherently interlinked.</p>

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
1: Protect and enhance the range of plants and animals in Shropshire and the quality and extent of wildlife habitats.	-	-/?	-/?	<p>As the average annual housing requirement is higher than that within the adopted Local Plan and this option represents the highest level of growth considered, it is likely to have a negative effect in the short term on the range of protected, priority, key or indicator species and on the quality and extent of wildlife habitats, as the higher levels of growth in this option mean that larger amounts of greenfield land will likely need to be released.</p> <p>For the same reason, it is also likely to have a negative effect on the range of protected, priority, key or indicator species and on the quality and extent of wildlife habitats in the medium and long term. However, this level of growth allows for more larger sites to come forward, and a master-planning approach on these sites may offer opportunities for biodiversity gains in the medium to long term. Specific site allocations are assessed separately within the SA process.</p>
2: Encourage a strong and sustainable economy throughout Shropshire	+	+	+	<p>As the average annual housing requirement is higher than that within the adopted Local Plan and this option represents the highest level of growth considered, it is likely to increase the ability compared to that which currently exists and have the highest potential of the options considered to positively respond to sustainable development opportunities, support the achievement of economic growth aspirations including through the creation of more jobs, and support the diversification of our labour force. Given wider economic aspirations, it will also provide good opportunities to create a balanced supply of employment land and/or more or higher value jobs.</p>

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
3: Provide a sufficient amount of good quality housing which meets the needs of all sections of society	++	++	++	<p>This option is sufficient to meet local need and provide an appropriate contribution to unmet housing need forecast to arise in the Black Country.</p> <p>The average annual housing requirement is higher than that within the adopted Local Plan and this option represents the highest level of growth considered. It represents an increased rate of development compared with the long-term completion rates achieved in Shropshire, but is a lower rate of development compared with short-term completion rates achieved in Shropshire.</p> <p>As such, it is likely that this option will increase the ability compared to that which currently exists and have the highest potential of the options considered to provide much needed affordable housing and meet the housing needs of specific groups within our communities – including older people and families.</p> <p>It could also have a positive geographic implication, allowing for the more balanced distribution of development across locations / settlements that are seen as more and less ‘viable’ or ‘attractive to the market’.</p>
4: Promote access to services for all sections of society	+	+/**	+/**	<p>As the average annual housing requirement is higher than that within the adopted Local Plan and this option represents the highest level of growth considered, it is likely to increase the ability / have the highest potential of the options considered to provide new services and facilities.</p> <p>Furthermore, given that many services and facilities require a ‘critical population mass’ to maintain viability and sustainability, it is likely to positively impact on the longer-term viability of some services and facilities and as such on the ability for some communities to access key services and facilities such as schools, post offices and play areas.</p>
5: Encourage the use of sustainable means of transport	+/?	+/?	+/?	<p>As the average annual housing requirement is higher than that within the adopted Local Plan and this option represents the highest level of growth considered, it is likely to increase the ability to facilitate the provision of new forms of sustainable transport.</p> <p>The scale of development in this option may require new transport infrastructure. If this development is focussed towards existing public transport hubs, use of sustainable means of transport may be encouraged. The strategic distribution of development and specific site allocations are assessed separately within the SA process.</p>

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
6: Reduce the need of people to travel by car	-	-/?	-/?	As the average annual housing requirement is higher than that within the adopted Local Plan and this option represents the highest level of growth considered, it is likely to result in more housing development compared to current policy requirements. This may have a negative effect on car usage - more houses would likely result in more cars. However, the scale of development may be large enough to support new or existing public transport solutions to counter this in the medium to longer term.
7: Support active and healthy communities.	0	+	+	Many recreational activities are associated with the natural environment (which as assessed within Sustainability Objective 1 may be negatively affected by this option), which could compromise the ability to support active and healthy communities. However, as the average annual housing requirement is higher than that within the adopted Local Plan and this option represents one of the higher levels of growth considered, opportunities to focus development in locations with good access to health, leisure and cultural facilities and activities. The ability to support existing and provide new health, leisure and cultural facilities and activities will also likely increase, offsetting any negative impact and resulting in an enhancement in the medium to long term.
8: Protect and improve soil quality	?	?	?	Whilst the greater the level of development the greater the potential to impact on soil quality, it is the location of development that will have the most influence. A focus on the rural area is likely to affect best and most versatile agricultural land more than development in the urban areas. The strategic distribution of development and specific site allocations are assessed separately within the SA process.
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	?	?	?	Whilst the greater the level of development the greater the potential to impact on water quality and water pollution (positively or negatively), since pollution from rural areas is the main issue affecting water quality in Shropshire, the location of allocated sites will determine the impact on water quality and the risk of pollution. The strategic distribution of development and specific site allocations are assessed separately within the SA process.

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
10: Reduce flood risk and improve flood management	-/?	-/?	-/?	As the average annual housing requirement is higher than that within the adopted Local Plan and this option represents the highest level of growth considered, it will likely require more land, including greenfield land, for development. This may increase the potential for development in areas of higher flood risk. However, larger scale growth creates more opportunities for flood management measures.
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	0/?	0/?	0/?	Whilst the greater the level of development the greater the potential to impact on air quality and pollution, the location of development is likely to have the greatest influence e.g., development within or close to an Air Quality Management Area is more likely to have a negative effect whereas development elsewhere is unlikely to change the current situation. The strategic distribution of development and specific site allocations are assessed separately within the SA process.
12: Reduce carbon dioxide emissions	+	+	+	Economies of scale may offer opportunities to increase the provision of energy from renewable sources, support reductions in energy consumption and promote energy efficiency.
13: Promote adaptation and mitigation to climate change	?/+	?/+	?/+	As the average annual housing requirement is higher than that within the adopted Local Plan and this option represents the highest level of growth considered, it is likely to require an increased / highest amount of land for development and as such increase / have the highest potential for greenfield development. However, conversely new development is expected to achieve a minimum of 10% biodiversity net gain, as such an increased / highest level of development will increase the amount of biodiversity net gain achieved. Furthermore, this level of growth allows for larger sites to come forward, therefore the potential for new large scale habitats gained through residential development is also likely to be increased / higher in this option than some other options considered and compared with the annual average housing requirement within the adopted Local Plan, so increasing the contribution this can make to adapting and mitigating climate change. Specific site allocations are assessed separately within the SA process.
14: Promote efficient use of natural resources	-	-	-	As the average annual housing requirement is higher than that within the adopted Local Plan and this option represents the highest level of growth considered, it is likely to provide decreased / lowest opportunity to focus development on previously developed land and / or to re-use existing buildings. It will also likely increase the amount of primary aggregates utilised.

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
15: Conserve and enhance features and areas of heritage value and their setting	-/?	-/?	-/?	As the average annual housing requirement is higher than that within the adopted Local Plan and this option represents the highest level of growth considered, it has increased / highest potential to harm existing heritage assets and their settings. However, this may be somewhat offset by increased opportunities to contribute to their restoration, enhancement and long-term management.
16: Conserve and enhance landscape character and local distinctiveness	-	-	-	All development changes the character of the landscape and has the potential for an adverse effect on those features that convey a sense of place. As the average annual housing requirement is higher than that within the adopted Local Plan and this option represents the highest level of growth considered, it is likely to cause an increased / highest change to existing landscape character and local distinctiveness.

Summary for Housing Requirement Option 5: High Growth (Variation 3)

6.46. The average annual housing requirement within this option is higher than that within the adopted Local Plan and this option represents the highest level of growth considered. This amount of growth is sufficient to meet both local housing need and provide an appropriate contribution (1,500 dwellings) towards unmet housing need forecast to arise in the Black Country.

6.47. This level of growth is also higher than that currently proposed within the draft Shropshire Local Plan. As such, it could mean that:

- a. The housing land supply buffer is reduced. The existing buffer is considered to be robust and could be reduced to an extent and still maintain robustness. However, the maintenance of an appropriate housing land supply buffer is considered important in order to ensure confidence regarding the deliverability of the proposed housing requirement.
- b. The anticipated capacity and rates of delivery across proposed site allocations is increased. Site capacities have been informed a proportionate and robust site assessment process; however, Shropshire Council does generally take a cautious approach to approximate site capacities and there are likely locations where there are potentially opportunities to increase site capacity and still achieve an appropriate form of development (particularly in circumstances where a development includes a form of housing which is of a higher density such as specialist housing for older people). Assumptions regarding delivery rates (and associated lead-in times) have been informed by best available information (including proactive discussions with relevant site promoters) and the application of professional judgement. This exercise would need to be undertaken on a site by site basis.

- c. The anticipated capacity and rates of delivery across other sources of housing land supply is increased. Shropshire Council generally takes a cautious approach to assumptions regarding the capacity and delivery rates/timescales for sources of housing land supply. As such, there is the potential for this approach to result in additional deliverable housing land supply. This exercise would need to be undertaken on a site by site basis.
 - d. Windfall allowances in one or more settlements could be increased. Whilst existing windfall allowances were considered reasonable when proposed and there is flexibility within the draft Shropshire Local Plan for settlement guidelines to be exceeded, where this is appropriate, there is evidence that in some instances windfall allowances have been overly cautious and as such there is potential to increase windfall allowance in recognition of this. As an example, Shrewsbury, had a windfall allowance of 505 dwellings as at 31st March 2019. Current monitoring suggests that this windfall allowance has already been exceeded. This exercise would need to be undertaken on a settlement by settlement basis.
 - e. One or more of the existing site allocations could be expanded to increase its capacity. Any increased capacity would need to be deliverable within the proposed plan period and support the delivery of necessary supporting infrastructure.
 - f. One or more additional site allocations could be proposed.
 - g. A combination of the above.
- 6.48. The very high level of growth within this option would likely allow significant opportunities to provide much needed affordable housing and meet the housing needs of specific groups within our communities – including older people and families. The economy would also likely benefit from this option, as it provides greater opportunities to positively respond to sustainable development opportunities, support the achievement of economic growth aspirations including through the creation of more jobs, and support the diversification of our labour force.
- 6.49. This option would also likely promote access to existing services such as schools or shops and provides the potential to increase provision, with particular opportunities in the medium to long term. Similarly, there may be good opportunities for provision of new health, leisure, recreational and cultural facilities. Economies of scale may also contribute to an increased provision of energy from renewable sources, whilst supporting reductions in energy consumption and promoting energy efficiency.
- 6.50. The scale of development in this option would likely require and facilitate new transport and other forms of infrastructure provision at a level higher than options with lower levels of growth. If this growth is focussed towards existing public transport hubs, use of sustainable

means of transport may be encouraged. The strategic distribution of development and specific site allocations are assessed separately within the SA process.

- 6.51. Due to the scale of development, it is likely that larger amounts of greenfield land would need to be released in this option compared to the baseline and options for lower levels of growth, there may also be a negative effect on the range of plants and animals and quality and extent of wildlife habitats, particularly in the medium to long term. However, this level of growth allows for more larger sites to come forward, a master-planning approach to larger sites may provide opportunities for biodiversity gains to offset such losses and provide opportunities for the creation of relatively large areas of new habitats. The specific site allocations are assessed separately within the SA process.
- 6.52. The location of development, rather than the amount, is likely to have the most influence on protecting and improving soil quality, the conservation and enhancement of water resources and air quality and on reducing the risk of water and air pollution. The strategic distribution of development and specific site allocations are assessed separately within the SA process.
- 6.53. It is likely to be more difficult to focus this level of growth in accessible locations, so it may not be possible to reduce the need of people to travel by car. However, new or existing public transport solutions may counter this. Due to the level of growth, this option may increase the potential for development in areas of higher flood risk. However, conversely larger scale growth creates more opportunities for flood management measures.
- 6.54. This option would likely use more land than the current baseline and the options with lower levels of growth considered, as such opportunities to focus development on previously developed land or existing buildings is likely to be more limited. This option would also likely increase the amount of primary aggregates required, above the baseline.
- 6.55. Higher levels of growth inevitably have a greater potential to cause harm to heritage assets and their settings, but equally the associated increased economic benefits may offer opportunities to provide for the better management of the historic environment. This option is unlikely to maintain or improve existing landscape character and unless development is carefully located and designed, may have a negative effect on local distinctiveness.

Comparison Summary of Reasonable Options for the Housing Requirement

- 6.56. The overall purpose of this component of the additional SA assessment work is to help inform judgements about which of the reasonable alternatives for the housing requirement is the most sustainable against the SA objectives. This additional SA assessment work is summarised within Tables 5.1 - 5.5 above.
- 6.57. To assist with the comparison of the results of the additional SA assessment of the reasonable alternatives for the housing requirement, Table 5.6 has been prepared for illustrative purposes only. This summarises, in comparative terms, how the five reasonable alternatives perform against each of the SA objectives. This is achieved by 'ranking' the performance of each of the reasonable options from best performing (1) to poorest performing (5) in relative terms, against each SA objective – where reasonable alternatives achieve the same/similar rating in the short, medium and long term for a SA objective, professional judgement has been utilised to determine whether there are nuances within the scoring of the options.
- 6.58. It is not however appropriate to 'total-up' the scores, because performance against each of the SA objectives requires consideration in and of itself and 'totalling-up' scores would not achieve this requirement. Furthermore, the SA objectives are diverse and address differing considerations, therefore it is not possible to directly compare them. In addition, there are also more SA objectives that address environmental topics than social and economic topics, as such a 'totalling-up' of scores would create a bias towards environmental factors, when the principle of sustainable development is about achieving balance across all three pillars – social, economic, and environmental.

Table 6.6: Comparison of Housing Requirement Options

Sustainability Objective	Option 1: Moderate Growth	Option 2: Significant Growth	Option 3: High Growth (Variation 1)	Option 4: High Growth (Variation 2)	Option 5: High Growth (Variation 3)
1: Protect and enhance the range of plants and animals in Shropshire and the quality and extent of wildlife habitats.	1	2	3	4	5
2: Encourage a strong and sustainable economy throughout Shropshire	5	4	3	2	1
3: Provide a sufficient amount of good quality housing which meets the needs of all sections of society	5	4	3	2	1
4: Promote access to services for all sections of society	5	4	3	2	1
5: Encourage the use of sustainable means of transport	5	4	3	2	1
6: Reduce the need of people to travel by car	1	2	3	4	5
7: Support active and healthy communities.	5	4	3	2	1
8: Protect and improve soil quality	?	?	?	?	?
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	?	?	?	?	?
10: Reduce flood risk and improve flood management	?	?	?	?	?
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	?	?	?	?	?
12: Reduce carbon dioxide emissions	?	4	3	2	1
13: Promote adaptation and mitigation to climate change	5	4	3	2	1
14: Promote efficient use of natural resources	1	2	3	4	5
15: Conserve and enhance features and areas of heritage value and their setting	1	2	3	4	5
16: Conserve and enhance landscape character and local distinctiveness	1	2	3	4	5

Conclusion

- 6.59. Tables 5.1 - 5.5 summarise the additional SA assessment work for each of the reasonable housing requirement options identified. Table 5.6 then summarises, in comparative terms, how the five reasonable alternatives perform against each of the SA objectives – this is for illustrative purposes only.
- 6.60. It is apparent from the results of the additional SA assessment work that none of the reasonable housing requirement options are likely to result in a strongly negative effect. This being a significant adverse impact that is predicted to be direct, permanent, irreversible and of major magnitude on a large part or the whole of Shropshire, a nationally/internationally protected asset, or on areas outside the County. As such, mitigation would not be required for any of these reasonable options.
- 6.61. Conversely, housing requirement options 3, 4 and 5 (the three high growth variations) are each likely to result in a strongly positive effect on *SA objective 3: provision of a sufficient amount of good quality housing which meets the needs of all sections of society* in the short, medium and long term (with options 4 and 5 also potentially resulting in a strongly positive effect on *SA objective 4: promoting access to services for all sections of society*, in the long term and medium and long term respectively). A strongly positive effect is a significant benefit that is predicted to be direct, permanent, irreversible and of major magnitude to a large part or all of Shropshire or a large number of people/receptors (including outside the County).
- 6.62. This is perhaps unsurprising as the achievement of *SA objective 3: provision of a sufficient amount of good quality housing which meets the needs of all sections of society*, is directly related to the amount of housing provided, and each of options 3, 4 and 5 represent significant levels of housing growth above the baseline housing need identified, thereby providing greater opportunities to deliver affordable housing and other forms of housing to meet the needs of groups within our communities
- 6.63. The achievement of *SA objective 4: promoting access to services for all sections of society* is also somewhat linked to the level of housing provided, as it provides greater ‘critical population mass’ thereby supporting the maintenance and enhancement of the viability and sustainability of services and facilities and also increasing the ability to provide new services and facilities.
- 6.64. It is important to note that there are a number of SA objectives that are linked to the strategic distribution and specific location of development (sites), and as such in the context of the additional SA assessment of reasonable options for the housing requirement the conclusion can only be unknown. The strategic distribution and location of development (sites) are assessed separately within the SA process.
- 6.65. In general terms, the additional SA assessment work can be summarised as concluding that the greater the level of housing proposed within the option, the greater the likelihood of positive impacts on social and economic factors. Conversely the greater

the level of housing proposed within the option, the greater the likelihood of negative impacts on environmental factors. **It is important to recognise that the principle of sustainable development is about achieving balance across all three pillars – social, economic, and environmental.**

- 6.66. It is also important, although beyond the scope of this additional SA assessment work, to ensure that the resultant housing requirement option chosen is deliverable within the proposed plan period. Consideration of deliverability will be informed by a range of factors, including:
- a. Past trends in housing completions and the housing market over the short, medium and long term;
 - b. Recognition of the factors that can influence future trends in housing completions and the housing market in the short, medium and long term. This will include the myriad of known and unknown local, regional, national and international factors that may influence the housing market and housing delivery rates.
- 6.67. The housing requirement within Option 1: Moderate Growth and Option 2: Significant Growth represent lower levels of growth than currently proposed within the draft Shropshire Local Plan. There are a number of different means (including those documented within the summary of these options) for the potential refinement of the proposed strategy to align with either of these options, but irrespective of this, there is clearly confidence that either of these options is deliverable.
- 6.68. Whilst both would achieve the identified local housing need and provide a 1,500 dwelling contribution to the unmet housing need forecast to arise within the Black Country, they would be unlikely to achieve a strongly positive effect against *SA objective 3: provision of a sufficient amount of good quality housing which meets the needs of all sections of society.*
- 6.69. The housing requirement within Option 3: High Growth (Variation 1) is comparable to that currently proposed within the draft Shropshire Local Plan, as such the strategy for its achievement would be that proposed within the draft Shropshire Local Plan and there is clearly confidence that this option is deliverable.
- 6.70. Furthermore, this option would achieve the identified local housing need and provide a 1,500 dwelling contribution to the unmet housing need forecast to arise within the Black Country. It also provides an opportunity to achieve a strongly positive effect against *SA objective 3: provision of a sufficient amount of good quality housing which meets the needs of all sections of society.*
- 6.71. Option 4: High Growth (Variation 2) and Option 5: High Growth (Variation 3) represent higher levels of growth than currently proposed within the draft Shropshire Local Plan. There are a number of different means (including those documented within the summary of these options) for the potential refinement of the proposed strategy to align with either of these options, but irrespective of this, as they both entail delivery

above that currently proposed there would need to be careful consideration of whether the relevant option is deliverable.

- 6.72. These options would both achieve the identified local housing need and provide a 1,500 dwelling contribution to the unmet housing need forecast to arise within the Black Country. They also provide an opportunity to achieve a strongly positive effect against *SA objective 3: provision of a sufficient amount of good quality housing which meets the needs of all sections of society* and potentially provide an opportunity to achieve a strongly positive effect against *SA objective 4: promoting access to services for all sections of society*.
- 6.73. Inevitably, the final determination (planning judgement) about which reasonable housing requirement option should be identified as the proposed housing requirement within the draft Shropshire Local Plan will be informed by a range of evidence/considerations. This additional SA Assessment work is a very important consideration when undertaking this planning judgement.
- 6.74. However, a range of other factors will also require due consideration when undertaking this planning judgement. This will include consideration of deliverability (as summarised above). It will also include the conclusions reached by the Planning Inspectors within their Interim Findings (ID28) particularly regarding the decision that the housing requirement should be established as a 'minimum' rather than being expressed as 'around'. Another consideration will be subsequent calculations of Local Housing Need - the most recent Local Housing Need Assessment has a 2023 base date and results in a considerable reduction to the level of local housing need in Shropshire.

7. Summary of SA Assessment: Reasonable Options for the Employment Land Requirement

Introduction

- 7.1. This section of the document summarises the additional SA assessment of the reasonable options for the employment land requirement.
- 7.2. The baseline for the reasonable options were the employment land need derived from job forecasts for: the 'labour supply' from changes to the housing supply to meet the needs of the changing population (140.9 hectares (ha)); and the 'labour demand' from changes to the business base (161.9 ha).
- 7.3. These forecasts were conducted within the Economic Development Needs Assessment but were further adjusted in the Employment Topic Papers (EV112/GC4N) to correct the density assumptions in the EDNA about employment development in Shropshire. These forecasts were adjusted for the 'labour supply' from 140.9ha upwards to 216.8ha and for the 'labour demand' from 161.9ha upwards to 249.1ha.
- 7.4. The baseline employment land need for the Plan period therefore ranged from 217ha at an annual average of 9.9 hectares/year (ha/yr) for the need arising from the supply of labour from growth in the housing supply. This increased to 250ha at an annual average of 11.4ha/yr for the need arising from the demand for labour from the County's changing business base. A further element of need is considered through the contribution of 30ha towards unmet need in the Black Country. This increased the 'labour supply' need to 247ha (from 217ha) at 11.2ha/yr and the 'labour demand' need to 280ha (from 250ha) at 12.7ha/yr.
- 7.5. Shropshire Council wishes to ensure the employment land requirement meets the employment needs of the growing population and from those seeking employment in the County as the size and performance of the business base increases. The 'labour demand' employment land need of 280ha, at an annual average of 12.7ha/year, is therefore considered to be the key determinant for the reasonable options for the employment land requirement in this additional SA assessment.
- 7.6. This additional SA Assessment work is an important consideration when undertaking the planning judgement regarding which reasonable option should be identified as the proposed employment land requirement in the draft Shropshire Local Plan. A range of other evidence/factors is also considered in undertaking this planning judgement. This includes the conclusions reached by the Planning Inspectors in their Interim Findings (ID28) particularly the decision that the employment land requirement should be established as a 'minimum' rather than being expressed as 'around'.

Identification of Reasonable Options for the Employment Land Requirement

- 7.7. Consistent with the methodology to identify reasonable options within the SA assessment already undertaken for the draft Shropshire Local Plan, reasonable options were identified based on a series of reasonable percentage uplifts above the identified

baseline (which totalled 280ha over the 22-year plan period from 2016-2038, equating to an annual average of 12.7ha/yr).

- 7.8. These uplifts ensure the employment need in Shropshire would be met, whilst providing some flexibility to respond to changes to employment demands over the plan period. This would provide opportunities to improve the:
- a. inward investment potential of Shropshire by increasing the number and choice of strategic development opportunities and their distribution around the County;
 - b. sustainability and accessibility of this employment offer by focusing a significant proportion of development into the strategic corridors and principal settlements;
 - c. quality, range and choice of floorspace by increasing the supply and distribution of modern business units and commercial premises;
 - d. demand into Shropshire for employment land from a range of business types and sizes supported by:
 - i. promotion of the County as a good investment location and an attractive place for business and enterprise;
 - ii. provision of services to businesses and individuals to build their confidence and skills to make successful investments or encourage entrepreneurship;
 - e. workforce availability within Shropshire through opportunities for education, training and support to build confidence to enter the employment market and to provide the skills needed by businesses.
- 7.9. A contribution towards the unmet employment land needs forecast to arise in the Black Country is also proposed, as a result of the duty to cooperate discussions undertaken with the Black Country Authorities. Each of the reasonable options in this SA assessment includes a 30ha contribution (equal to 1.4ha/yr) within the employment land need in each option. This is set out in the Duty to Cooperate – Statement of Common Ground with the Black Country Authorities and supporting evidence in EV041 to EV041.05 and further evidence in GC10-GC10g and GC15a. This ensures the proposed contribution to the unmet employment land need forecast in the Black Country is included in the proposed employment land requirement.
- 7.10. Five reasonable options for the employment land requirement were identified and assessed within this additional SA assessment work. Each of the five options includes the contribution of 30ha for the unmet employment land need forecast in the Black Country as part of the baseline employment land need for Shropshire. This approach was explained in the EDNA (2021) (EV043) and set out in the Employment Requirement Topic Paper (2021) (EV112/GC4n). These options are:
- a. **Employment Land Requirement Option 1: Productivity Growth** - Consisting of a baseline local need of 161.9ha adjusted upwards to 250ha from the density standard in the EDNA (at 40%) to the lower density at 26% for Shropshire. This option combines the contribution of 30ha for the unmet employment land need forecast in the Black Country. These factors would require a **minimum of 280ha of**

- land at an annual average of around 13ha/yr.** This option approximates to the Productivity Growth Option (as Option 3) in the SA assessment to inform the draft Shropshire Local Plan. This would establish a new strategic approach for the 22-year period from 2016 to 2038, to capture the potential for new investment in Shropshire and influence the structure of the economy, the productivity of its sectors and the range, type and quality of new employment. This creates an aspiration to provide more ‘higher value’ jobs whilst setting a lower employment land requirement with a lower overall provision of new jobs.
- b. **Employment Land Requirement Option 2: Significant Growth** – providing a 5% uplift on the adjusted local need of 250ha for employment land in Shropshire from 2016-2038. This combines with the contribution of 30ha for the unmet employment land need in the Black Country. These factors would require a **minimum of 290ha of land at an annual average of around 13.5ha/yr.** This option approximates to the Significant Growth Option (as Option1) in the SA assessment to inform the draft Shropshire Local Plan. This option provides a significant uplift on the baseline employment land need for the County.
 - c. **Employment Land Requirement Option 3: High Growth Variation 1** – providing a 10% uplift on the adjusted local need of 250ha for employment land in Shropshire from 2016-2038. This combines with the contribution of 30ha for the unmet employment land need in the Black Country. These factors would require a **minimum of 300ha of land at an annual average of around 14ha/yr.** This option represents an uplift on baseline need consistent with the High Growth Option (as Option 2) in the SA assessment to inform the draft Shropshire Local Plan. It results in an employment land requirement consistent with the draft Shropshire Local Plan.
 - d. **Employment Land Requirement Option 4: High Growth Variation 2** – providing a 15% uplift on the adjusted local need of 250ha for employment land in Shropshire from 2016-2038. This combines with the contribution of 30ha for the unmet employment land need in the Black Country. These factors would require a **minimum of 315ha of land at an annual average of around 14.5ha/yr.** This employment land requirement has an annual average rate of development similar to the adopted Development Plan but provides for a 22 year plan period.
 - e. **Employment Land Requirement Option 5: High Growth Variation 3** - Consisting of a 20% uplift on the adjusted local need of 250ha for employment land in Shropshire from 2016-2038. This combines with the contribution of 30ha for the unmet employment land need in the Black Country. These factors would require a **minimum of 330ha of land at an annual average of around 15ha/yr.** This provides an employment land requirement of a scale not previously considered in the draft Shropshire Local Plan or any preceding Development Plan for Shropshire.

Assessment of Reasonable Options for the Employment Land Requirement

7.11. The following tables summarise the additional SA assessment of the identified reasonable Employment Land Requirement Options:

Table 7.1: Employment Land Requirement Option 1: Productivity Growth

Employment Land Requirement Option 1: Productivity Growth				
<p>This option represents the adjusted local need for employment land (250ha) over the 22-year plan period from 2016-2038. This option also combines the contribution of 30ha (annual average of 1.4ha) for the unmet employment land need forecast to arise in the Black Country. This option seeks to establish a new strategic approach for the 22-year period from 2016 to 2038, capturing the potential for new investment in Shropshire and seeking to influence the structure of the economy, the productivity of its sectors and the range, type, and quality of new employment. This option would create an aspiration to provide more ‘higher value’ jobs whilst setting a lower employment land requirement of 280ha equal to around 13ha/yr, with a lower overall provision of new jobs.</p>				
Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
1: Protect and enhance the range of plants and animals in Shropshire and the quality and extent of wildlife habitats.	+	+	+	This option represents the lowest employment land requirement and is below the level proposed in the draft Shropshire Local Plan. The annual average rate of employment development would be 13ha/year which is much lower than the 14.5ha/year in the adopted Development Plan. This option would result in a reduction in the release of greenfield land for employment development and a reduction in the current and proposed rates of employment development. This would have a positive effect on the range of protected, priority, key or indicator species and on the quality and extent of wildlife habitats in Shropshire to 2038.

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
2: Encourage a strong and sustainable economy throughout Shropshire.	+/?	+/?	+/?	This option seeks to change the employment offer in Shropshire but represents the lowest level of employment land provision proposed, although it is sufficient to meet local need forecast to arise in Shropshire and to contribute to unmet need in the Black Country. The annual average employment land requirement of around 13ha/year is lower than the 14.5ha/year in the adopted Local Plan. The option would represent a slowing down in the rate of employment land development and would affect the performance of the local economy by limiting the potential for positive changes in the business base, deliver a lower level of new employment growth to meet the needs of the local population and reduce the scope for positive changes to the number and productivity of the resident, working age, labour force. This option would provide few opportunities for strategic economic investment to meet demands in the local and sub-regional economy.
3: Provide a sufficient amount of good quality housing which meets the needs of all sections of society.	0	0	0	The employment land requirement is unlikely to impact on the provision of sufficient good quality housing.
4: Promote access to services for all sections of society.	+/?	+/?	+/?	This option seeks to change the employment offer in Shropshire towards higher value jobs. A restructuring of Shropshire's economy may increase the provision and connectivity of broadband services. Although there is uncertainty as to whether this option would achieve such significant changes even in the long term. This option represents the lowest level of employment land provision with an annual average rate of development at 13ha/year well below the 14.5ha/year in the adopted Development Plan. The consequent lower levels of investment in the County, reduced growth in numbers in employment and reduced growth in employment land development may reduce demand for and number and capacity of new services and facilities to serve communities in the County.

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
5: Encourage the use of sustainable means of transport.	?	?	?	This option represents the lowest level of employment land provision proposed and the annual average employment land requirement of around 13ha/year would be lower than the 14.5ha/year in the adopted Development Plan. This option would reduce demand and have the lowest potential to maintain or improve existing access to and demand for public transport. Whilst this option seeks to change the employment offer in Shropshire towards higher value jobs, it is uncertain whether this option would deliver such significant changes. The location of these high value jobs would have the greatest impact on the demand for sustainable transport and so the uncertainty about the impacts of this option would affect this objective. The strategic distribution of development and specific site allocations are assessed separately in the SA process.
6: Reduce the need of people to travel by car.	+/?	+/?	+/?	This option seeks to target the provision of employment land to urban locations where investment demand is most likely to be expressed in order to change the employment offer towards higher value jobs. These are the most accessible locations providing for a reduction in the need to travel by car to work. However, there is uncertainty about whether such significant changes would be achieved even in the long term. The level of employment growth in this option is also the lowest proposed at 13ha/year compared to 14.5ha/year in the adopted Development Plan and could increase the need for out-commuting to employment opportunities, including travel by car.
7: Support active and healthy communities.	0	0	0	Recreational activities are associated either with the natural environment (which as assessed within Sustainability Objective 1 may be positively affected by this option) or access to commercial 'recreational' services. On balance, there is likely to be little or no effect on the provision of health, leisure and recreational facilities in this lowest option.
8: Protect and improve soil quality.	+	+	+	This option seeks to target the provision of employment land to urban locations where investment demand is most likely to be expressed in order to change the employment offer towards higher value jobs. These urban location are less likely to impact on soil quality but there is uncertainty as to whether such significant changes would be achieved even in the long term. Furthermore, the employment land requirement associated with this option is the lowest proposed and the annual average rate of development at 13ha/year is much lower than the 14.5ha/year in the adopted Development Plan which would further reduce impact on soil quality.

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution.	+	+	+	This option seeks to target the provision of employment land to urban locations where investment demand is most likely to be expressed in order to change the employment offer towards higher value jobs. As pollution from rural areas has a greater effect on water quality in Shropshire and the focus of this lower growth would be on a smaller number of principal towns with less allocated land, this option may have a positive effect on water quality and pollution risk. Furthermore, the employment land requirement associated with this option is the lowest proposed and this is also likely to reduce impact on water quality and reduce water pollution. However, there is uncertainty as to whether such significant changes would be achieved even in the long term.
10: Reduce flood risk and improve flood management.	+/?	+/?	+/?	This option seeks to target the provision of employment land to urban locations where investment demand is most likely to be expressed in order to change the employment offer towards higher value jobs. The emphasis would be on providing employment land in the principal towns where investment demand is most likely to be expressed. This might make it easier to avoid areas of flood risk especially as the level of growth in this option is the lowest proposed for the draft Shropshire Local Plan. However, it is uncertainty whether such significant changes would be achieved even in the longer term. Ultimately this is dependant on the specific location of development. The strategic distribution of development and specific site allocations are assessed separately in the SA process.
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution.	?	?	?	This option seeks to target the provision of employment land to urban locations where investment demand is most likely to be expressed in order to change the employment offer towards higher value jobs. These locations are most likely to contain Air Quality Management Areas. The impact upon these areas has the greatest potential to further affect air quality. However, this option proposes the lowest level of growth for the draft Shropshire Local Plan and is likely to reduce the potential to impact on air quality. There is uncertainty as to whether such significant changes would be achieved even in the long term. However, this is dependent on the specific location of development. The strategic distribution of development and specific site allocations are assessed separately within the SA process.

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
12: Reduce carbon dioxide emissions.	+	+	+	An emphasis on higher quality jobs may lead to a reduction in energy consumption and associated carbon dioxide emissions. Furthermore, the employment land requirement associated with this option is the lowest proposed for the draft Shropshire Local Plan and so, would help to reduce carbon dioxide emissions.
13: Promote adaptation and mitigation to climate change.	0	0	0	Opportunities to mitigate and adapt to climate change are likely to remain at the same level as present in this lowest growth option for the draft Shropshire Local Plan.
14: Promote efficient use of natural resources.	+	+	+	This option seeks to target the provision of employment land to urban locations where investment demand is most likely to be expressed in order to change the employment offer towards higher value jobs. As such, it is likely to offer the most efficient use of natural resources because of its focus on higher quality jobs rather than more land. Furthermore, the employment land requirement associated with this option is the lowest proposed for the draft Shropshire Local Plan and would reduce the demand for primary resources and increase potential for use of secondary/recycled resources.
15: Conserve and enhance features and areas of heritage value and their setting.	+	+	+	This option seeks to target the provision of employment land to urban locations where investment demand is most likely to be expressed in order to change the employment offer towards higher value jobs. The distribution of this lowest level of development into fewer settlements may cause the least harm or loss of heritage assets and their settings.
16: Conserve and enhance landscape character and local distinctiveness.	+	+	+	All development changes the character of the landscape and has the potential for an adverse effect on those features that convey a sense of place. This option, with the lowest level of employment development is expected to have the least impact on this Sustainability Objective.

Summary of Employment Land Requirement Option 1: Productivity Growth

7.12. The employment land requirement with this option represents the lowest level of growth considered with an annual average rate of development consistent with recent take-up from 2026 to 2020 but lower than in the adopted Development Plan or the draft Shropshire Local Plan. The level of employment growth is sufficient to meet local need for employment land and provides an appropriate contribution (30 hectares) towards unmet employment land need forecast in the Black Country. This option would not provide any specific flexibility to accommodate increased demand over the plan period or indeed to respond to other changes in economic circumstances or other opportunities that may arise, during the plan period. However, the employment land requirement does not

represent the 'ceiling' on the scale of development and such circumstances may increase the rate of development through the effects of market demand.

7.13. This level of growth is lower than that currently proposed within the draft Shropshire Local Plan. As such, it could mean that:

- a. This option proposed a substantial decrease in the rate of employment development to meet local needs and contribute to unmet need in the Black Country and this might affect the growth and performance of the local economy. This might limit the potential for positive changes in the business base, deliver a lower level of new employment growth to meet the needs of the local population and reduce the scope for positive changes to the number and productivity of the resident, working age, labour force. There would be fewer opportunities for strategic economic investment to deliver key improvements to the business base, the quality of the employment offer and to attract more working age people to live and work, or to simply access work, in the County.
- b. A slowing down in the rate of employment development would mean the employment land supply buffer would be greater than in the draft Shropshire Local Plan. Whilst this would give greater confidence about delivering the employment land requirement, it indicates the employment land requirement might be significantly exceeded should demand for employment development be greater than the anticipated need.
- c. Where this lower employment land requirement was delivered, the anticipated capacity and/or rates of delivery on the proposed site allocations might need to be reduced. Shropshire Council takes a cautious approach to approximate site capacities which are informed through proportionate and robust site assessment based on best available information and professional judgement. However, it might be necessary to re-appraise the anticipated scales of delivery on a site by site basis.
- d. The anticipated capacity and/or rates of delivery from other sources including windfall sites might also need to be reduced. Shropshire Council takes a similarly cautious approach to assumptions for windfall allowances regarding the capacity and delivery rates/timescales. This exercise would need to reflect the potential to change the density of development by type of site and location.
- e. One or more of the proposed site allocations might need to be de-selected. Whilst this might present an opportunity to de-select one or more underperforming site allocations, this would be dependent on the strategic approach to the distribution of development. This would also need to ensure that employment land needs and demands would be met across the County.
- f. A combination of the above.

- 7.14. This option is expected to have a positive effect on the range of plants and animals, the quality and extent of wildlife habitats, carbon dioxide emissions, efficient use of natural resources, conservation and enhancement of landscape character and local distinctiveness, and soil and water quality/water pollution. This option is also expected to result in a lower potential for harm to heritage assets and their settings. This is a result of the lower level of employment development proposed in this option than currently being delivered in the adopted Development Plan. The fact that this option also seeks to target the provision of employment towards higher value jobs and into urban locations where investment demand is most likely to be expressed.
- 7.15. This option should have a positive effect on the encouragement of a strong and sustainable economy in Shropshire through the change in the employment offer towards higher value jobs. However, there is uncertainty as to whether such significant changes would be achieved even in the long term and this is a particular risk given the associated reduction in total employment provision.
- 7.16. This option should also have a positive effect on promoting access to services for all sections of society; reducing the need to travel by car; and contributing to the reduction of flood risk. However, this is dependent on factors such as whether the change to higher value jobs is achieved and also the specific location of development – with the strategic distribution of development and specific site allocations assessed elsewhere in the SA process for these effects.
- 7.17. It is expected that this option would not impact on provision of sufficient good quality housing which meets the needs of all sections of society; or provide any further support for physical activity and healthy communities; or further promote the adaptation and mitigation of climate change. Ultimately these issues are more likely to be affected by other elements of the Local Plan assessed elsewhere in the SA process.
- 7.18. The impact of this option on encouraging use of sustainable means of transport and air quality is unclear, primarily as these issues are very much dependent on the location of development - the strategic distribution of development and specific site allocations assessed elsewhere in the SA process for these effects.

Table 7.2: Employment Land Requirement Option 2: Significant Growth

Employment Land Requirement Option 2: Significant Growth				
<p>This option represents a 5% uplift on the adjusted local need for employment land (250ha + 5%) over the 22-year plan period from 2016-2038. This option also includes the contribution of 30ha (annual average of 1.4ha) for the unmet employment land need forecast to arise in the Black Country. This option would provide 290ha equal to around 13.5ha/yr. This option is responsive to and represents a consistent uplift on baseline need to that within the Significant Growth Option assessed within the SA assessment already undertaken to inform the draft Shropshire Local Plan. This would be a significant uplift on the baseline employment land need for the County to meet some of the demands expressed in Shropshire over the 22 year plan period.</p>				
Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
1: Protect and enhance the range of plants and animals in Shropshire and the quality and extent of wildlife habitats.	+	+	+	This option represents an increase in the employment land requirement but is below the level proposed in the draft Shropshire Local Plan. The annual average rate of employment development would be higher at 13.5ha/year but remains below the rate of 14.5ha/year in the adopted Development Plan. This option would also result in a reduction in the release of greenfield land for employment development and a reduction in the current and proposed rates of employment development. This would have a positive effect on the range of protected, priority, key or indicator species and on the quality and extent of wildlife habitats in Shropshire to 2038.
2: Encourage a strong and sustainable economy throughout Shropshire.	+	+	+	This option represents a level of growth which whilst less than that within the adopted Local Plan (around 13.5ha/year compared to 14.5ha/year in the adopted Local Plan) represents a significant level of growth in the Shropshire context and reflects some of the key principles for the employment land requirement proposed in the draft Shropshire Local Plan. This option is likely to provide an appropriate and balanced supply of employment land and support existing businesses in Shropshire.
3: Provide a sufficient amount of good quality housing which meets the needs of all sections of society.	0	0	0	The employment land requirement is unlikely to impact on the provision of sufficient good quality housing.

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Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
4: Promote access to services for all sections of society.	0	0	0	This option represents a level of growth at 13.5ha/year which is below that in the adopted Development Plan (at 14.5ha/year) but this is still a significant level of growth in the Shropshire context. This also reflects some of the key principles for the employment land requirement proposed in the draft Shropshire Local Plan. As such, it is considered that this option will not alter the current levels of access to services and facilities for all sections of society in Shropshire.
5: Encourage the use of sustainable means of transport.	0	0	0	This option represents a level of growth at 13.5ha/year which is below that in the adopted Development Plan (at 14.5ha/year) but this is still a significant level of growth in the Shropshire context. This also reflects some of the key principles for the employment land requirement proposed in the draft Shropshire Local Plan. As such, it is considered that this option is unlikely to affect the use of sustainable means of transport in Shropshire.
6: Reduce the need of people to travel by car.	0	0	0	This option represents a level of growth at 13.5ha/year which is below that in the adopted Development Plan (at 14.5ha/year) but this is still a significant level of growth in the Shropshire context. This also reflects some of the key principles for the employment land requirement proposed in the draft Shropshire Local Plan. As such, it is considered that current patterns of car travel are unlikely to change to any significant degree.
7: Support active and healthy communities.	0	0	0	This option represents a level of growth at 13.5ha/year which is below that in the adopted Development Plan (at 14.5ha/year) but this is still a significant level of growth in the Shropshire context. This also reflects some of the key principles for the employment land requirement proposed in the draft Shropshire Local Plan. As such, there is likely to be little or no effect on the provision of health, leisure and recreational facilities even for this higher option.
8: Protect and improve soil quality.	?	?	?	This option represents a level of growth at 13.5ha/year which is below that in the adopted Development Plan (at 14.5ha/year) but this is still a significant level of growth in the Shropshire context. This also reflects some of the key principles for the employment land requirement proposed in the draft Shropshire Local Plan. However, the location of development is likely to have the greatest influence on the impact on soil quality. The strategic distribution of development and specific site allocations are assessed separately within the SA process.

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution.	?	?	?	This option represents a level of growth at 13.5ha/year which is below that in the adopted Development Plan (at 14.5ha/year) but this is still a significant level of growth in the Shropshire context. This also reflects some of the key principles for the employment land requirement proposed in the draft Shropshire Local Plan. However, the location of development is likely to have the greatest influence on the impact on water quality and water pollution. The strategic distribution of development and specific site allocations are assessed separately within the SA process.
10: Reduce flood risk and improve flood management.	0	0	0	This option represents a level of growth at 13.5ha/year which is below that in the adopted Development Plan (at 14.5ha/year) but this is still a significant level of growth in the Shropshire context. This also reflects some of the key principles for the employment land requirement proposed in the draft Shropshire Local Plan. Lower levels of development are more likely to be accommodated in areas of low flood risk but it is considered that the baseline situation is unlikely to significantly change with regard to flood risk and opportunities to further improve flood management.
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution.	?	?	?	This option represents a level of growth at 13.5ha/year which is below that in the adopted Development Plan (at 14.5ha/year) but this is still a significant level of growth in the Shropshire context. This also reflects some of the key principles for the employment land requirement proposed in the draft Shropshire Local Plan. However, the location of development and relationship to Air Quality Management Areas is likely to have the greatest impact on air quality. The strategic distribution of development and specific site allocations are assessed separately within the SA process.
12: Reduce carbon dioxide emissions.	0	0	0	This option represents a level of growth at 13.5ha/year which is below that in the adopted Development Plan (at 14.5ha/year) but this is still a significant level of growth in the Shropshire context. This also reflects some of the key principles for the employment land requirement proposed in the draft Shropshire Local Plan. Where economies of scale exist especially in urban locations, they may offer some opportunities to increase the provision of energy from renewable sources, support reductions in energy consumption and promote energy efficiency. The scale of economic activity in the County might encourage some uptake of renewable energy into primary production processes and some integration of new technologies to move towards a 'carbon neutral' economy.

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
13: Promote adaptation and mitigation to climate change.	0	0	0	This option represents a level of growth at 13.5ha/year which is below that in the adopted Development Plan (at 14.5ha/year) but this is still a significant level of growth in the Shropshire context. This also reflects some of the key principles for the employment land requirement proposed in the draft Shropshire Local Plan. As such, it is considered opportunities to mitigate and adapt to climate change are likely to remain at the same level as present in this higher growth option for the draft Shropshire Local Plan.
14: Promote efficient use of natural resources.	0	0	0	This option represents a level of growth at 13.5ha/year which is below that in the adopted Development Plan (at 14.5ha/year) but this is still a significant level of growth in the Shropshire context. This also reflects some of the key principles for the employment land requirement proposed in the draft Shropshire Local Plan. As such, it is considered that trends in resource efficiency are likely to continue as they are now.
15: Conserve and enhance features and areas of heritage value and their setting.	0	0	0	This option represents a level of growth at 13.5ha/year which is below that in the adopted Development Plan (at 14.5ha/year) but this is still a significant level of growth in the Shropshire context. This also reflects some of the key principles for the employment land requirement proposed in the draft Shropshire Local Plan. As such, it is considered that the current situation with respect to the conservation and management of the historic environment is likely to be maintained.
16: Conserve and enhance landscape character and local distinctiveness.	0	0	0	All development changes the character of the landscape and has the potential for an adverse effect on those features that convey a sense of place to the community or to the individual. However, this option represents a level of growth at 13.5ha/year which is below that in the adopted Development Plan (at 14.5ha/year) although this is still a significant level of growth in the Shropshire context. This also reflects some of the key principles for the employment land requirement proposed in the draft Shropshire Local Plan. Nevertheless, this option would be unlikely to alter the local landscape character or distinctiveness to a significant degree for most communities in the County.

Summary for Employment Land Requirement Option 2: Significant Growth

7.19. The employment land requirement with this option is higher but still below the level of growth in the adopted Development Plan or the draft Shropshire Local Plan. This option has a rate of growth at 13.5ha/year which is lower than the adopted Development Plan at 14.5ha/year. A rate of growth at 13.5ha/yr is still significant in the Shropshire context and reflects some of the key principles for the

employment land requirement proposed in the draft Shropshire Local Plan. The annual average rate of employment development would exceed local need and provide an appropriate contribution (30 hectares) to unmet employment land need forecast in the Black Country. The uplift to the employment land requirement also offers some flexibility to respond to changing circumstances and significant employment opportunities during the Plan period to 2038.

- 7.20. This level of growth, whilst being lower than that proposed within the draft Shropshire Local Plan, would mean that:
- a. The rate of employment development in this option, to meet local needs, contribute to unmet need in the Black Country, also provides some flexibility to promote the growth and performance of the local economy. This will encourage the potential for positive changes in the business base, deliver new employment growth to meet the needs of the local population and broaden the scope for positive changes to the number and productivity of the resident, working age, labour force. There would be fewer opportunities for strategic economic investment to deliver key improvements to the business base, the quality of the employment offer and to attract more working age people to live and work, or to simply access work, in the County.
 - b. A slowing down in the rate of employment development would mean the employment land supply buffer would still be higher than in the draft Shropshire Local Plan. Whilst this would give greater confidence about delivering the employment land requirement, it indicates the employment land requirement might still be exceeded should demand for employment development be greater than the anticipated need and the limited flexibility provided by this higher employment land requirement.
 - c. If the employment land requirement was not to be exceeded to great a degree, the anticipated capacity and/or rates of delivery across proposed site allocations might still need to be reduced. Shropshire Council takes a cautious approach to approximate site capacities which are informed through proportionate and robust site assessment based on best available information and professional judgement. However, it might be necessary to re-appraise the anticipated scales of delivery on a site by site basis.
 - d. The anticipated capacity and/or rates of delivery from other sources including windfall sites might also need to be reduced. Shropshire Council takes a similarly cautious approach to assumptions for windfall allowances regarding the capacity and delivery rates/timescales. This exercise would need to reflect the potential to change the density of development by type of site and location.

- e. One or more of the proposed site allocations might still need to be de-selected. Whilst this might present an opportunity to de-select one or more underperforming site allocations, this would be dependent on the strategic approach to the distribution of development. This would also need to ensure that employment land needs and demands would be met across the County.
- f. A combination of the above.

- 7.21. This option is expected to have a positive effect on the encouragement of a strong and sustainable economy throughout Shropshire as it represents a level of employment provision that exceeds identified needs plus includes an appropriate (30 hectare) contribution to unmet needs forecast to arise in the Black Country.
- 7.22. This option is expected to have a positive effect on the range of plants and animals and the quality and extent of wildlife habitats in Shropshire to 2038 as a result of the reduction in the release of greenfield land for employment development and a reduction in the current and proposed rates of employment development in the County.
- 7.23. This option still proposes a lower employment land requirement with a lower annual average rate of development than in the adopted Local Plan or the draft Shropshire Local Plan. However, this higher rate of growth is significant in the Shropshire context and reflects some of the key principles for the employment land requirement proposed in the draft Shropshire Local Plan. Consequently, it is considered to have neutral effects on a number of the sustainability objectives: the delivery of good quality housing is more likely to be influenced by other components of the draft Shropshire Local Plan, there would also be neutral effects on the promotion of access to services for all sections of society; the use of sustainable means of transport; reducing the need of people to travel by car; supporting active and healthy communities; reducing flood risk and improve flood management; reducing carbon dioxide emissions; promoting adaptation and mitigation to climate change; promoting efficient use of natural resources; conserving and enhance features and areas of heritage value and their setting; and conserving and enhance landscape character and local distinctiveness.
- 7.24. The effect of this option on the protection and improvement of soil quality; the conservation and enhancement of water quality in Shropshire and to reduce the risk of water pollution; and the conservation and enhancement Shropshire's air quality and to reduce the risk of air pollution are more likely to be influenced by the location of development. The strategic distribution of development and specific site allocations are assessed separately within the SA process.

Table 7.3: Employment Land Requirement Option 3: High Growth – Variation 1

Employment Land Requirement Option 3: High Growth – Variation 1				
This option represents a 10% uplift on the adjusted local need for employment land (250ha + 10%) over the 22-year plan period from 2016-2038. This option also includes the contribution of 30ha (annual average of 1.4ha) for the unmet employment land need forecast to arise in the Black Country. This option is responsive to and represents a consistent uplift on baseline need to that within the High Growth Option assessed within the SA assessment already undertaken to inform the draft Shropshire Local Plan. It results in an employment land requirement of 300ha equal to around 14ha/yr and is similar to that currently identified within the draft Shropshire Local Plan.				
Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
1: Protect and enhance the range of plants and animals in Shropshire and the quality and extent of wildlife habitats.	+	+	+	This option is comparable with the proposed employment land requirement currently identified in the draft Shropshire Local Plan. The annual average of employment development would be higher at 14ha/year but is below the rate of 14.5ha/yr in the adopted Development Plan. This option requires the release of large greenfield sites but these would require a master-planning approach and would offer opportunities for biodiversity gains in the medium to longer term. Although this option proposes a rate of development closer to the adopted Development Plan it would still have a positive effect on the range of protected, priority, key or indicator species and on the quality and extent of wildlife habitats in Shropshire to 2038. Specific site allocations are assessed separately within the SA process.
2: Encourage a strong and sustainable economy throughout Shropshire.	++	++	++	This option provides for a higher level of development with an annual average employment land requirement of around 14ha/year which is comparable with the draft Shropshire Local Plan. This option would increase the capacity for the local and regional economy to invest in Shropshire, to support the achievement of the economic growth aspirations including the creation of more jobs, and support to diversify our labour force. This option provides both an opportunity to deliver strategic economic investment and to facilitate appropriate ‘windfall’ employment development in the strategic policy of the draft Shropshire Local Plan. This option would create a balanced supply of employment land and deliver more ‘higher value’ jobs with the potential to improve the distribution of economic opportunity across the County.

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
3: Provide a sufficient amount of good quality housing which meets the needs of all sections of society.	0	0	0	The employment land requirement is unlikely to impact on the provision of sufficient good quality housing.
4: Promote access to services for all sections of society.	?/0	?/0	?/0	The increase in investment and increased numbers of working age people in employment would drive the delivery of new services and facilities to serve communities in the county. This is also expected to require further investment in critical or higher value services and facilities that need to keep pace with increasing demand to maintain service quality standards. The longer-term viability of many more communities is expected to improve through the geographic implications of the increased economic investment in the County helping to sustain key local services and facilities like local shops, post offices and banks.
5: Encourage the use of sustainable means of transport.	+	+	+	The higher level of employment development would increase demand to maintain and improve existing access to public transport on primary and secondary routes in urban locations but would still be more challenging in rural areas. However, the move to a more productive and prosperous economy would facilitate increased investment in the public transport networks and services. A focus for the modal shift from car usage would also be walking, cycling and new electronic transport technologies which would highlight the need for improvements to the highway/footway infrastructure across the County. The strategic distribution of development and specific site allocations are assessed separately in the SA process.
6: Reduce the need of people to travel by car.	-	-	-	As the employment land requirement increases to the higher growth option, it would increase movement and changes to current travel to work patterns with further movements across the County boundary. This would increase the rate of car usage and distances travelled. An even greater increase in the growth of individual resources from economic participation, might encourage the rate of migration from fossil fuel vehicles to electric vehicles helping to reduce the carbon footprint of car usage. This migration would be supported by increasing investment in the expansion of the vehicle charging network and access to individual charging points through investment in new development. Any reduction in car travel would need to be supported strategically by investment in public transport and by an increasing modal shift to walking, cycling and new electric transport technologies.

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
7: Support active and healthy communities.	0	0	0	Recreational activities are associated either with the natural environment (which as assessed within Sustainability Objective 1 may be positively affected by this option) or access to commercial 'recreational' services. Overall activity levels would increase at this higher growth option as the level of employment development encourages more working age people to enter employment and seek recreational opportunities in the County. The encouragement of cross boundary travel to work movements into the County might mitigate some of the anticipated demand for commercial 'recreational' services and also limit the range of opportunities available to resident communities.
8: Protect and improve soil quality.	?/-	?/-	?/-	This Option would require a greater provision of new land for employment development above the supply of saved sites previously assessed for their impact on the natural environment. Whilst the Plan strategy focuses the greater proportion of development into urban locations this option would require a number of significant greenfield sites. This option would begin to impact the soil resources of the county with the potential to affect the best and most versatile agricultural land. The strategic distribution of development and specific site allocations are also assessed in the SA process.
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution.	?/-	?/-	?/-	This Option would require a further increase on the provision of new land for development above the supply of saved sites previously assessed for their impact on the natural environment. Whilst the Plan strategy still focuses the greater proportion of development into urban locations this option would require a number of significant greenfield sites on the edge of settlements or in rural locations. This option would begin to impact water quality standards and require measures to protect against the potential for pollution. The strategic distribution of development and specific site allocations are also assessed in the SA process.
10: Reduce flood risk and improve flood management.	-	-	-	Lower levels of development are more likely to be accommodated in areas of low flood risk. The level of employment development in this option remains lower than that in the adopted Development Plan. This option has a high level of growth requiring a number of larger greenfield sites for employment development. This option would begin to negatively impact this Objective, but still allows for a careful selection of the locations for new development and the provision of appropriate flood management measures where necessary. The strategic distribution of development and specific site allocations are also assessed in the SA process.

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution.	?/0	?/0	?/0	This Sustainability Objective is primarily related to the presence of Air Quality Management Areas of which there are only a few in the county at key locations in the urban highway networks but not closely related to the pattern of existing or proposed employment areas. This Sustainability Objective also indicates the potential outcome from the effects of Sustainability Objectives 2 economy, 5 transport and 6 car travel. This higher level of employment development would necessitate investment in public transport and a movement towards more active travel especially in urban locations. Further, the proposed growth in the local economy and with greater participation from working age people, would further help to facilitate the migration from fossil fuel vehicles to electric vehicles.
12: Reduce carbon dioxide emissions.	?/0	?/0	?/0	Economies of scale would offer opportunities to increase the provision of energy from renewable sources, support reductions in energy consumption and promote energy efficiency. The scale of economic activity in the County would also encourage the uptake of renewable energy into primary production processes and a further integration of new technologies to contribute towards achieving a 'carbon neutral' economy. However, the rate of economic activity and the implications for transport and air quality would be a strategic matter for the achievement of a 'carbon neutral' economy and standards of living in Shropshire which might be a challenge to pursuing this option.

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
13: Promote adaptation and mitigation to climate change.	+	+	+	This option would increase the capacity for the local and regional economy to invest in Shropshire, to support the achievement of economic growth aspirations including the creation of more jobs. It provides an increased rate of development compared with completion rates achieved in Shropshire but is lower than the completions achieved in some recent years. Whilst the much higher level of employment development would increase car usage and distances travelled, it would necessitate investment in public transport and a movement towards more active travel especially in urban locations. Further, the proposed growth in the local economy and with greater participation from working age people, would further help to facilitate the migration from fossil fuel vehicles to electric vehicles. The scale of economic activity in the county would also encourage the uptake of renewable energy into primary production processes and a further integration of new technologies to contribute towards achieving a 'carbon neutral' economy. It may become necessary to consider the rate of economic growth in the context of achieving a 'carbon neutral economy but the more significant release of new land for development in greenfield locations would also allow for biodiversity net gain improvements. This would include opportunities for more significant new or improved habitats to be created to positively contribute towards the adaptation and mitigation of climate change.
14: Promote efficient use of natural resources.	-	-	-	This option proposes a level of development comparable with the draft Shropshire Local Plan with a significant release of land for new development including some larger greenfield sites. There would be a comparable need for primary aggregate and this would include strategic infrastructure investment to access and service sites. This option is considered to have a negative impact on this Sustainability Objective.
15: Conserve and enhance features and areas of heritage value and their setting.	-	-	-	The potential to contribute towards the restoration, enhancement and long-term management of heritage assets through the process of economic development has a more limited viability. The more widespread impact on heritage assets from economic development is harm to the setting of heritage assets. This option, with a more significant level of employment development and its greater release of greenfield land for development has the potential to negatively impact this Sustainability Objective. This matter has been considered in detail in the assessment of the distribution of development and individual site assessments in this SA process.

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
16: Conserve and enhance landscape character and local distinctiveness.	-	-	-	All development changes the character of the landscape and has the potential for an adverse effect on those features that convey a sense of place. This option, with a higher level of employment development and its significant release of greenfield land is expected to negatively impact this Sustainability Objective. These impacts are considered in greater detail in the distribution of development and individual site assessments in this SA process.

Summary for Employment Land Requirement Option 3: High Growth – Variation 1

7.25. The employment land requirement with this option is higher than the preceding options and consistent with the draft Shropshire Local Plan but still below the level of growth in the adopted Development Plan. This option has a rate of growth at 14ha/year which is still lower than the adopted Development Plan at 14.5ha/year. The level of employment development would substantially exceed both the local need for employment land and the contribution (30 hectares) towards unmet employment land need forecast in the Black Country. This employment land requirement provides an uplift above these two needs to facilitate a rate of employment development that exceeds recent take-up and sets an aspirational requirement to improve the growth and performance of the local economy.

7.26. This level of growth, which is comparable to that proposed within the draft Shropshire Local Plan, would mean that:

- a. This option proposed a slight decrease in the proposed rate of employment development but still exceeds the local need and the contribution to unmet need in the Black Country which would have a positive impact on the growth and performance of the local economy. This would facilitate significant changes in the business base, deliver an increased level of new employment to the local population and potentially accelerate positive changes to the number and productivity of the resident, working age, labour force. There would be more opportunities for strategic economic development to meet changing demands from the business base, to further improve the quality of the employment offer and to attract more working age people to live and work, or to simply access work, in the County.
- b. a continued increase in the rate of employment development would reduce the buffer in the employment land supply. Whilst the existing buffer in the supply is significant, this land supply seeks to provide a range and choice of sites to give greater confidence

about delivering the economic growth aspirations in Shropshire and to provide flexibility in meeting the employment land requirement in the County.

- c. If the employment land requirement was to be achieved, the anticipated capacity and/or rates of delivery across proposed site allocations might need to be increased possibly to achieve higher densities on larger and more centrally located sites. Shropshire Council takes a cautious approach to approximate site capacities which are informed through proportionate and robust site assessment based on best available information and professional judgement. However, it might be necessary to re-appraise the anticipated scales of delivery on a site by site basis to improve the delivery of built floorspace on certain sites. An exercise to re-appraise anticipated floorspace delivery would need to be undertaken on a site by site basis.
- d. The anticipated capacity and/or rates of delivery from other sources including windfall sites might also need to be increased. Shropshire Council takes a similarly cautious approach to assumptions for windfall allowances regarding the capacity and delivery rates/timescales. This exercise would need to reflect the potential to increase the density of development by type of site and location.
- e. One or more of the existing site allocations could be expanded to increase its capacity. Any increased capacity would need to be deliverable within the proposed plan period and support the delivery of necessary supporting infrastructure.
- f. One or more additional site allocations could be proposed.
- g. A combination of the above.

7.27. Due to this scale of development, it is likely that an increased release of greenfield sites would have a negative impact on the need to reduce travel by car, the need for natural resources to deliver the scale of new greenfield development, an increased effect on flood risk with a greater need for flood management with additional impacts on heritage assets and their settings and landscape character and local distinctiveness.

7.28. This option proposes a rate of development below that in the adopted Development Plan. The release of greenfield sites also requires a master-planning approach to the development of the land which will deliver opportunities for biodiversity gains, climate change adaptation and investment to influence travel choices and behaviour in order to help balance the effects of development. This would have positive impacts on the range of plants and animals and quality and extent of wildlife habitats, particularly in the medium to longer term. This would also positively impact investment to encourage the use of sustainable means of transport and other investments to

promote adaptation and mitigation to climate change. The specific site allocations are further assessed in the SA process for these effects.

- 7.29. This option provides a significant opportunity to deliver strategic economic development to further meet demands in the local and sub-regional economy and to create a balanced supply of employment land which also delivers more 'higher value' jobs. This option would have a strongly positive impact on the promotion of a vibrant and sustainable local economy across Shropshire.
- 7.30. The level of employment development in this option would be expected to have a negative impact on the quality of the soil with the potential to affect the best and most versatile agricultural land and on the water resources of the County with the risk of impacts on water quality standards possibly requiring measures to protect against the potential for pollution. The Plan strategy still focuses the greater proportion of development into urban locations but for employment there would be a number of significant greenfield sites on the edge of settlements or in rural locations. However, these issues are very much dependent on the location of development - the strategic distribution of development and specific site allocations are assessed elsewhere in the SA process.
- 7.31. In this option the level of employment growth would have neutral effects on the delivery of good quality housing as this is more likely to be influenced by other components of the draft Shropshire Local Plan. This option would also have neutral impacts on the activity levels and engagement in commercial and natural recreational opportunities in communities as the rate of growth is lower than that being delivered by the adopted Development Plan.
- 7.32. In this option, it is expected that, the level of employment growth may have neutral impacts on the delivery of new services and facilities to serve communities in the County as the rate of growth is lower than that being delivered by the adopted Development Plan. This relative scale of growth, representing a decrease from the current rate of development, may also have a neutral impact on the emissions of carbon dioxide where there is no increase in economic activity and this may have a further neutral impact on air quality standards in the Air Quality Management Areas and in other affected areas around the County.

Table 7.4: Employment Land Requirement Option 4: High Growth – Variation 2

Employment Land Requirement Option 4: High Growth – Variation 2				
This option represents a 15% uplift on the adjusted local need for employment land (250ha + 15%) over the 22-year plan period from 2016-2038. This option also includes the contribution of 30ha (annual average of 1.4ha) for the unmet employment land need forecast to arise in the Black Country. It results in an employment land requirement of 315ha equal to around 14.5ha/yr and is similar to the annual average rate of development in the adopted Development Plan over a 22 year plan period.				
Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
1: Protect and enhance the range of plants and animals in Shropshire and the quality and extent of wildlife habitats.	-	-	-	This option increases the proposed employment land requirement in Shropshire above the draft Shropshire Local Plan. However, the annual average rate of development at 14.5ha/yr remains the same as the adopted Development Plan although it is delivered over an extended 22 year plan period. This option would require more, large greenfield sites to be released to improve the quality of the land supply above that currently proposed. This would require a master-planning approach and would deliver opportunities for biodiversity gains in the medium to longer term. Nevertheless, it is likely to have a negative effect on the range of protected, priority, key or indicator species and on the quality and extent of wildlife habitats across Shropshire to 2038. Specific site allocations are assessed separately within the SA process.
2: Encourage a strong and sustainable economy throughout Shropshire.	++	++	++	This option would continue to increase and diversify the capacity for the local and regional economy to invest in Shropshire, to support the achievement of economic growth aspirations including the creation of more jobs, and support to diversify our labour force. This option provides opportunities to deliver strategic economic investment from regional, national or international markets and facilitate appropriate 'windfall' employment development consistent with the strategic policy of the draft Shropshire Local Plan. This option would create a balanced supply of employment land and deliver more 'higher value' jobs with the potential to improve the spatial distribution of economic opportunity across the County and to elevate the profile of Shropshire.
3: Provide a sufficient amount of good quality housing which meets the needs of all sections of society.	0	0	0	The employment land requirement is unlikely to impact on the provision of sufficient good quality housing.

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
4: Promote access to services for all sections of society.	-	-	-	The continued investment and numbers of working age people in employment would continue to place pressures on the existing and new services and facilities that serve communities in the county particularly during the working day and especially at peak hours. This is expected to require further investment in critical or higher value services and facilities to keep pace with the increasing demand and to maintain service quality standards. The longer-term viability of many more communities is expected to improve through the geographic implications of the increased economic investment in the county helping to sustain key local services and facilities like local shops, post offices and banks.
5: Encourage the use of sustainable means of transport.	++	++	++	There would be a continued demand to maintain and improve existing access to public transport on primary and secondary routes where this investment may be a constraint on the growth of the economy. An increased focus for the modal shift from car usage would be walking, cycling and new electronic transport technologies with an increasing need for investment in the highway/footway infrastructure possibly constraining this modal shift with increasing levels of economic growth. The strategic distribution of development and specific site allocations are assessed separately in the SA process.
6: Reduce the need of people to travel by car.	-	-	-	The continued movement and travel to work patterns with greater cross boundary movements would be part of the carbon budgeting for the county. This would be a parallel consideration to the availability of personal and civil investment in modal shifts in transport choices and investment in transport and highway/footway infrastructure.
7: Support active and healthy communities.	+	+	+	Recreational activities are associated either with the natural environment (which as assessed within Sustainability Objective 1 may be negatively affected by this option) or access to commercial 'recreational' services. The level of employment development would continue to encourage more working age people to enter employment in the county, but an increasing proportion might come from cross boundary travel to work movements into the County. This cross boundary travel to work would mitigate demand for commercial 'recreational' services to some degree and limit the range of opportunities available to resident communities.

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
8: Protect and improve soil quality.	-	-	-	The Plan strategy would focus the greater proportion of development into urban locations but for employment purposes this additional provision would comprise a larger number of significant greenfield sites. It is anticipated this option would negatively impact the soil resources of the County with the potential to affect the best and most versatile agricultural land. The strategic distribution of development and specific site allocations are also assessed in the SA process.
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution.	-	-	-	The Plan strategy would focus the greater proportion of development into urban locations but this higher option would require a larger number of significant greenfield sites. It is anticipated this option would negatively impact water quality and the potential for pollution without appropriate measures as environmental safeguards. The strategic distribution of development and specific site allocations are also assessed in the SA process.
10: Reduce flood risk and improve flood management.	-	-	-	The level of employment development in this option is equal to than the adopted Development Plan. This option would negatively impact this Sustainability Objective but this still allows for a careful selection of the locations for new development and the provision of appropriate flood management measures where necessary. The strategic distribution of development and specific site allocations are also assessed in the SA process.
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution.	?/0	?/0	?/0	This Sustainability Objective is primarily related to the presence of Air Quality Management Areas of which there are only a few in the county at key locations in the urban highway networks but not closely related to the pattern of existing or proposed employment areas. This Sustainability Objective also indicates the potential outcome from the effects of Sustainability Objectives 2 economy, 5 transport and 6 car travel. As a higher level of employment development, this option could further necessitate investment in public transport and a greater movement towards more active travel especially in urban locations. The proposed growth in the local economy and with greater participation from working age people, may help to facilitate the migration from fossil fuel vehicles to electric vehicles.

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
12: Reduce carbon dioxide emissions.	-	-	-	Even greater economies of scale would offer further opportunities to increase the provision of energy from renewable sources, support reductions in energy consumption and promote energy efficiency. The scale of economic activity in the county might also encourage a wider uptake of renewable energy into primary production processes and a further integration of new technologies to contribute towards achieving a 'carbon neutral' economy. However, the rate of economic activity and the implications for transport and air quality would be a strategic matter for the achievement of a 'carbon neutral' economy and standards of living in Shropshire which might be a primary reason for not pursuing this option.
13: Promote adaptation and mitigation to climate change.	+	+	+	This option would increase and diversify the capacity for the local and regional economy to invest in Shropshire, to support the achievement of economic growth aspirations including the creation of more jobs, and support to improve the size and productivity of our labour force. It provides an increased rate of development compared with completion rates achieved in Shropshire but remains lower than the completion achieved in some recent years. Whilst this higher level of employment development would increase car usage and distances travelled, it would necessitate investment in public transport and a movement towards more active travel especially in urban locations. Further, the proposed growth in the local economy and with greater participation from working age people, would further help to facilitate the migration from fossil fuel vehicles to electric vehicles. The scale of economic activity in the County would also encourage the uptake of renewable energy into primary production processes and a further integration of new technologies to contribute towards achieving a 'carbon neutral' economy. It would be necessary to consider the rate of economic growth in the context of achieving a 'carbon neutral' economy but the very significant release of new land for development in greenfield locations would also allow for biodiversity net gain improvements. This would include opportunities for very significant new or improved habitats to be created to positively contribute towards the adaptation and mitigation of climate change.
14: Promote efficient use of natural resources.	-	-	-	This option would require a continued release of land for new development including a larger number of greenfield sites. There would be a greater need for primary aggregate to include strategic infrastructure investment to access and service these sites.

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
15: Conserve and enhance features and areas of heritage value and their setting.	-	-	-	The potential to contribute towards the restoration, enhancement and long-term management of heritage assets through economic development has a more limited viability. The more widespread impact on heritage assets arises from economic development is harm to the setting of heritage assets. This option, with a higher level of employment development and its significant release of greenfield land for development would negatively impact this Sustainability Objective. This matter has been considered in detail in the assessment of the distribution of development and individual site assessments in this SA process.
16: Conserve and enhance landscape character and local distinctiveness.	-	-	-	All development changes the character of the landscape and has the potential for an adverse effect on those features that convey a sense of place. Whilst these impacts are considered through the distribution of development and individual site assessments the rate of development in this option is the same as the adopted Development Plan reflects the current patterns of change and their effects.

Summary for Employment Land Requirement Option 4: High Growth – Variation 2

- 7.33. The employment land requirement with this option proposes a level of growth that is substantially higher than any of the preceding options. The rate of employment development at 14.5ha/yr is consistent with the adopted Development Plan but for an extended plan period of 22 years. This rate of development is greater than the 14ha/yr proposed in the draft Shropshire Local Plan. This proposes a level of growth that will exceed both the local need for employment land and the contribution (30 hectares) to unmet employment land need forecast in the Black Country with a substantial uplift to facilitate the local economic growth aspirations. This scale of growth would require more, large greenfield sites to be released compared to preceding options.
- 7.34. This option would encourage more strategic economic investment and improvements in the growth and performance of the local economy. These strongly positive impacts would improve the sustainability of the local economy helping to deliver the economic aspirations across the county. These aspirations would include the creation of more, higher quality jobs, accelerated changes to the number and productivity of the resident, working age, labour force from the delivery of strategic economic investment in the principal settlements and strategic corridors across the County.

- 7.35. The Option proposes a significant proportion of employment development in urban locations but with a significant need for greenfield land. Whilst this would have a number of negative impacts it is considered the option would have a strongly positive impact on investment in public transport and a movement towards more active travel in and around in urban locations.
- 7.36. In this option, the level of growth would continue to encourage an increase in activity levels and engagement in commercial and natural recreational opportunities would increase as the level of employment development encourages more working age people to enter employment and dispose of their income within the county. The substantial encouragement of cross boundary travel to work movements into the County would affect the potential demand for commercial 'recreational' services in the county limiting some of the opportunities available to resident communities.
- 7.37. In this option it is expected that the level of growth would be a strategic matter for the achievement of a 'carbon neutral' economy and standards of living in Shropshire although greater economic investment and participation would encourage a greater uptake of renewable energy and new technologies.
- 7.38. In this option, it is considered that the scale of growth and the rate of development would have neutral impacts on the delivery of good quality housing and on the air resources of the county.
- 7.39. This option would have negative impacts on the range of plants and animals and quality and extent of wildlife habitats, particularly in the medium to long term. However, this would be offset to a degree by the master-planning approach to developing these sites providing opportunities for biodiversity gains. This option would also have negative effects on the quality of the soil with the potential to affect the best and most versatile agricultural land and water quality standards which would require measures to protect against the potential for water pollution. This option would also negatively affect flood risks with a greater need for flood management with additional impacts on heritage assets and their settings and landscape character and local distinctiveness.
- 7.40. This option would also have negative impacts by increasing car usage and distances travelled, the need for investment in critical or higher value services and facilities to keep pace with increasing demand to maintain service quality standards, the production of carbon dioxide emissions from the rate and level of growth and the demand for natural resources to deliver the development.

Table 7.5: Employment Land Requirement Option 5: High Growth - Variation 3

Employment Land Requirement Option 5: High Growth - Variation 3				
<p>This option represents a 20% uplift on the adjusted local need for employment land (250ha + 20%) over the 22-year plan period from 2016-2038. This option also includes the contribution of 30ha (annual average of 1.4ha) for the unmet employment land need forecast to arise in the Black Country. It results in an employment land requirement of 330ha equal to around 15ha/yr as an annual average, which exceeds the requirement in the draft Shropshire Local Plan by an additional 10% or 30ha. This option identifies a scale of employment development not considered in any preceding stage of the Draft Shropshire Local Plan or any preceding Development Plan for Shropshire.</p>				
Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
1: Protect and enhance the range of plants and animals in Shropshire and the quality and extent of wildlife habitats.	-	-	-	<p>This option requires the highest employment land requirement in Shropshire compared with the draft Shropshire Local Plan. The annual average rate of employment development increases to 15ha/year which exceeds the rate in the adopted Development Plan at 14.5ha/year. This option would sustain the higher rate of 15ha/yr over an extended plan period for 22 years which requires the release of more, large greenfield sites. This would require a master-planning approach to offer more opportunities for biodiversity gains in the medium to long term. Nevertheless, it is likely to have a negative effect on the range of protected, priority, key or indicator species and on the quality and extent of wildlife habitats across Shropshire to 2038. Specific site allocations are assessed separately within the SA process.</p>

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
2: Encourage a strong and sustainable economy throughout Shropshire.	++	++	++	This is the highest option proposed for the draft Shropshire Local Plan. This would increase the capacity of the local economy to a level not previously proposed in Shropshire. This would require 15ha/year and would exceed the adopted Development Plan (14.5ha/year) and the draft Shropshire Local Plan (14ha/year). This option would increase and diversify the capacity for the local and regional economy to invest in Shropshire, to support the achievement of economic growth aspirations including the creation of more jobs, and support to diversify our labour force. This option provides opportunities to deliver strategic economic investment from regional, national or international markets and facilitate appropriate 'windfall' employment development consistent with the strategic policy of the draft Shropshire Local Plan. This option would create a balanced supply of employment land and deliver more 'higher value' jobs with the potential to improve the spatial distribution of economic opportunity across the County and to elevate the profile of Shropshire.
3: Provide a sufficient amount of good quality housing which meets the needs of all sections of society.	0	0	0	The employment land requirement is unlikely to impact on the provision of sufficient good quality housing.
4: Promote access to services for all sections of society.	-	-	-	As the highest option proposed for the draft Shropshire Local Plan, the consequent increase in investment and increased numbers of working age people in employment would place substantial pressures on existing and new services and facilities serving the communities of the County particularly during the working day and especially at peak hours. This is expected to require significant investment in critical or higher value services and facilities to keep pace with the increasing demand and in order to maintain service quality standards. The longer-term viability of many more communities is expected to improve through the geographic implications of the increased economic investment in the County helping to sustain key local services and facilities like local shops, post offices and banks.

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
5: Encourage the use of sustainable means of transport.	++	++	++	At the highest level of employment development there would be significant demand to maintain and improve existing access to public transport on primary and secondary routes where this investment may be a constraint on the growth of the economy. A focus for the modal shift from car usage will be walking, cycling and new electronic transport technologies with greater demand for investment in the highway/footway infrastructure constraining the modal shift with increasing levels of economic growth. The strategic distribution of development and specific site allocations are assessed separately in the SA process.
6: Reduce the need of people to travel by car.	-	-	-	At the highest growth option for the employment land requirement, the increasing movement and changes to travel to work patterns with greater cross boundary movements, would be key to the carbon budgeting for the County. This would be a parallel consideration to the availability of personal and civil investment in modal shifts in transport choices and investment in transport and highway/footway infrastructure. Whilst modal shifts and infrastructure investment might be less challenging in a more prosperous economy, the rate of change might not be sustainable or compatible with the strategy and timeframe to achieve a 'carbon neutral' economy and standard of living in Shropshire.
7: Support active and healthy communities.	+	+	+	Recreational activities are associated either with the natural environment (which as assessed within Sustainability Objective 1 may be negatively affected by this option) or access to commercial 'recreational' services. Overall activity levels would be at their highest with this growth option. The level of employment development would encourage more working age people to enter employment in the county, but a higher proportion might come from cross boundary travel to work into the County. These higher cross boundary travel to work movements might mitigate demand for commercial 'recreational' services and limit the range of opportunities available to resident communities.

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
8: Protect and improve soil quality.	-	-	-	This employment land requirement proposes the highest option for high growth strategies with a significant increase above even the adopted Development Plan. This would require the highest provision of new land for development above the supply of saved sites previously assessed for their impact on the natural environment. Whilst the Plan strategy would focus the greater proportion of development into urban locations the additional provision would comprise the highest number of significant greenfield sites. This option would negatively impact the soil resources of the County with the potential to affect the best and most versatile agricultural land. The strategic distribution of development and specific site allocations are also assessed in the SA process.
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution.	-	-	-	This employment land requirement proposes the highest level of growth with a significant increase above even the adopted Development Plan. This would require the highest provision of new land for development above the supply of saved sites previously assessed for their impact on the natural environment. Whilst the Plan strategy would focus the greater proportion of development into urban locations this option would require the highest number of significant greenfield sites. It is anticipated this option would negatively impact water quality and the potential for pollution without appropriate measures as environmental safeguards. The strategic distribution of development and specific site allocations are also assessed in the SA process.
10: Reduce flood risk and improve flood management.	-	-	-	The level of employment development in this option is higher than the adopted Development Plan. This option proposes the highest level of growth that would require the greatest number of larger greenfield sites for employment development. This option would negatively impact this Sustainability Objective but this still allows for a careful selection of the locations for new development and the provision of appropriate flood management measures where necessary. The strategic distribution of development and specific site allocations are also assessed in the SA process.

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution.	?/0	?/0	?/0	This Sustainability Objective is primarily related to the presence of Air Quality Management Areas of which there are only a few in the County at key locations in the urban highway networks but not closely related to the pattern of existing or proposed employment areas. This Sustainability Objective also indicates the potential outcome from the effects of Sustainability Objectives 2 economy, 5 transport and 6 car travel. As the highest level of employment development, this option would likely further necessitate substantial investment in public transport and the greatest movement towards more active travel especially in urban locations. The proposed growth in the local economy and with greater participation from working age people, is more likely to help facilitate the migration from fossil fuel vehicles to electric vehicles.
12: Reduce carbon dioxide emissions.	-	-	-	Even greater economies of scale would offer greater opportunities to increase the provision of energy from renewable sources, support reductions in energy consumption and promote energy efficiency. The scale of economic activity in the County might also encourage a greater uptake of renewable energy into primary production processes and a further integration of new technologies to contribute towards achieving a 'carbon neutral' economy. However, the rate of economic activity and the implications for transport and air quality would be a strategic matter for the achievement of a 'carbon neutral' economy and standards of living in Shropshire which might be a primary reason for not pursuing this option.

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
13: Promote adaptation and mitigation to climate change.	+	+	+	This option would increase and diversify the capacity for the local and regional economy to invest in Shropshire, to support the achievement of economic growth aspirations including the creation of more jobs, and support to diversify our labour force. It provides an increased rate of development compared with completion rates achieved in Shropshire but remains lower than the completions achieved in some recent years. Whilst this highest level of employment development would increase car usage and distances travelled, it would necessitate investment in public transport and a movement towards more active travel especially in urban locations. Further, the proposed growth in the local economy and with greater participation from working age people, would further help to facilitate the migration from fossil fuel vehicles to electric vehicles. The scale of economic activity in the County would also encourage the uptake of renewable energy into primary production processes and a further integration of new technologies to contribute towards achieving a 'carbon neutral' economy. It would be necessary to consider the rate of economic growth in the context of achieving a 'carbon neutral' economy but the very significant release of new land for development in greenfield locations would also allow for biodiversity net gain improvements. This would include opportunities for very significant new or improved habitats to be created to positively contribute towards the adaptation and mitigation of climate change. However, the capacity to achieve a 'carbon neutral' economy in the proposed timeframe might be a primary reason for not pursuing this option.
14: Promote efficient use of natural resources.	-	-	-	This option proposes the highest level of employment development of all the growth option considered for the draft Shropshire Local Plan. This is a level of development that exceeds the requirement in the adopted Development Plan and which has not previously been proposed for Shropshire. This would require an even greater release of land for new development including a larger number of greenfield sites. There would be a greater need for primary aggregate to include strategic infrastructure investment to access and service these sites. This option is considered to have the greatest negative impact on this Sustainability Objective.

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
15: Conserve and enhance features and areas of heritage value and their setting.	-	-	-	The potential to contribute towards the restoration, enhancement and long-term management of heritage assets through economic development has a more limited viability. The more widespread impact on heritage assets arises from economic development in the setting of heritage assets. This option, with the highest level of employment development proposed for Shropshire and with its significant release of greenfield land for development would negatively impact this Sustainability Objective. This matter has been considered in detail in the assessment of the distribution of development and individual site assessments in this SA process.
16: Conserve and enhance landscape character and local distinctiveness.	-	-	-	All development changes the character of the landscape and has the potential for an adverse effect on those features that convey a sense of place. This option, with the highest level of employment development proposed in Shropshire and its very significant release of greenfield land is expected to negatively impact this Sustainability Objective. Whilst these impacts are considered through the distribution of development and individual site assessments the rate of development in this option exceeds the rate in the adopted Local Plan and would increase the patterns of change and their effects on the County.

Summary for Employment Land Requirement Option 5: High Growth – Variation 3

7.41. The employment land requirement with this option proposes a level of growth that is substantially higher than any of the preceding options and this would be a level of growth that exceeded any previous Development Plan for Shropshire. The rate of employment development at 15ha/yr also exceeds the rate in the current adopted Development Plan and this higher rate would be for an extended plan period of 22 years. This rate of development is far greater than the 14ha/yr proposed in the draft Shropshire Local Plan. This proposes a level of growth that will exceed both the local need for employment land and the contribution (30 hectares) to unmet employment land need forecast in the Black Country with a considerable uplift to facilitate very high economic growth aspirations. This scale of growth would require the highest level of large greenfield sites to be released compared to of the preceding options and also to any previous Development Plan for Shropshire. However, the release of these greenfield sites would be supported by a master-planning approach to their development. The specific site allocations are further assessed in the SA process for these effects.

- 7.42. This option would encourage the highest level of strategic economic investment and improvements in the growth and performance of the local economy. These strongly positive impacts would improve the sustainability of the local economy helping to deliver the economic aspirations across the county. These aspirations would include the creation of more, higher quality jobs, accelerated changes to the number and productivity of the resident, working age, labour force from the delivery of strategic economic investment in the principal settlements and strategic corridors across the County.
- 7.43. The Option proposes a high proportion of employment development in urban locations but with a significant need for greenfield land. Whilst this would have a number of negative impacts it is considered the option would have a strongly positive impact on investment in public transport and a movement towards more active travel in and around in urban locations.
- 7.44. In this option, the level of growth would continue to encourage an increase in activity levels and engagement in commercial and natural recreational opportunities would increase as the level of employment development encourages more working age people to enter employment and dispose of their income within the county. The substantial encouragement of cross boundary travel to work movements into the County would affect the potential demand for commercial ‘recreational’ services in the county limiting some of the opportunities available to resident communities.
- 7.45. In this option it is expected that the level of growth would be a strategic matter for the achievement of a ‘carbon neutral’ economy and standards of living in Shropshire although greater economic investment and participation would encourage a greater uptake of renewable energy and new technologies.
- 7.46. In this option, it is considered that the scale of growth and the rate of development would have neutral impacts on the delivery of good quality housing and on the air resources of the county.
- 7.47. This option would have negative impacts on the range of plants and animals and quality and extent of wildlife habitats, particularly in the medium to long term. However, this would be offset to a degree by the master-planning approach to developing these sites providing opportunities for biodiversity gains. This option would also have negative effects on the quality of the soil with the potential to affect the best and most versatile agricultural land and water quality standards which would require measures to protect against the potential for water pollution. This option would also negatively affect flood risks with a greater need for flood management with additional impacts on heritage assets and their settings and landscape character and local distinctiveness.

7.48. This option would also have negative impacts by increasing car usage and distances travelled, the need for investment in critical or higher value services and facilities to keep pace with increasing demand to maintain service quality standards, the production of carbon dioxide emissions from the rate and level of growth and the demand for natural resources to deliver the development.

Comparison Summary of Reasonable Options for the Employment Land Requirement

- 7.49. The purpose of this component of the additional SA assessment is to inform judgements about which of the reasonable alternatives for the employment land requirement is the most sustainable against the SA objectives. This additional SA assessment work is summarised within Tables 7.1 to 7.5 above.
- 7.50. To assist with the comparison of the results of the additional SA assessment of the reasonable alternatives for the employment land requirement, Table 7.6 has been prepared for illustrative purposes. This summarises, for comparison, how the five reasonable alternative options perform against each SA objective. This is achieved by 'ranking' the performance of each reasonable option from the best performing (1) to the poorest performing (5) against each SA objective. Where reasonable alternatives achieve the same ranking in the short, medium and longer term for an SA objective, professional judgement has been used to determine whether the increasing scale of growth proposed in the option would be more likely to have a positive or negative effect on that SA objective.
- 7.51. It is not appropriate to 'total' the scores across all the objectives for each option. The performance of the option requires consideration of each SA objective separately and 'totalling' the scores would not achieve this outcome. Furthermore, the SA objectives address different considerations, so it is not possible to combine them into a single score.
- 7.52. There are also more SA objectives addressing environmental matters than social and economic matters, as such 'totalling' the scores would create a bias towards environmental factors. The principle of sustainable development is to achieve a balance across the social, economic, and environmental objectives as the three pillars for achieving 'sustainability'.

Table 7.6: Comparison of Employment Land Requirement Options

Sustainability Objective	Option 1: Productivity Growth	Option 2: Significant Growth	Option 3: High Growth Variation 1	Option 4: High Growth Variation 2	Option 5: High Growth Variation 3
1: Protect and enhance the range of plants and animals in Shropshire and the quality and extent of wildlife habitats.	1	2	3	4	5
2: Encourage a strong and sustainable economy throughout Shropshire	5	4	3	2	1
3: Provide a sufficient amount of good quality housing which meets the needs of all sections of society	0	0	0	0	0
4: Promote access to services for all sections of society	1	2	3	4	5
5: Encourage the use of sustainable means of transport	5	4	3	2	1
6: Reduce the need of people to travel by car	1	2	3	4	5
7: Support active and healthy communities.	5	4	3	2	1
8: Protect and improve soil quality	1	2	3	4	5
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	1	2	3	4	5
10: Reduce flood risk and improve flood management	1	2	3	4	5
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	?	?	?	?	?
12: Reduce carbon dioxide emissions	1	2	3	4	5
13: Promote adaptation and mitigation to climate change	5	4	3	2	1
14: Promote efficient use of natural resources	1	2	3	4	5
15: Conserve and enhance features and areas of heritage value and their setting	1	2	3	4	5
16: Conserve and enhance landscape character and local distinctiveness	1	2	3	4	5

Conclusion

- 7.53. Tables 7.1 - 7.5 summarise the additional SA assessment work for each of the reasonable employment land requirement options identified in this section of the additional SA assessment. Table 7.6 summarises, for comparison, how the five reasonable alternatives perform against each of the SA objectives.
- 7.54. It is important to recognise that the principle of sustainable development is to achieve a balance across the social, economic, and environmental objectives as the three pillars for achieving 'sustainability'.

Options 1 and 2

- 7.55. The employment land requirements proposed in Option 1: Productivity Growth and Option 2: Significant Growth represent lower levels of employment growth than currently proposed within either the draft Shropshire Local Plan or the adopted Development Plan. Indeed, Option 1 would provide for only Shropshire's local need and a contribution to the unmet need in the Black Country. Option 2 would meet these needs and also provide some uplift on this limited scale of growth.
- 7.56. These two options would clearly be deliverable as they achieve the identified local employment land need and provide a 30 hectare contribution to the unmet employment needs forecast in the Black Country. Further, there are a number of different means (including those within the summary of these options) for the potential refinement of the Plan strategy to align with either of these two options.
- 7.57. The judgement remains however, as to whether they are appropriate strategies for Shropshire in relation to SA objective 2: to encourage a strong and sustainable economy throughout Shropshire despite the many positive benefits (Option 1) or neutral impacts (Option 2) on the environmental objectives in the SA assessment.
- 7.58. There would be fewer environmental impacts from either of these two options but this would be a result of a reduction in the growth and performance of the local economy and this is likely to have social impacts on communities across the County.

Options 3 and 4

- 7.59. In these options, Option 3 High Growth – Variation 1 proposes a scale of employment development similar to that proposed in the draft Shropshire Plan. Option 4 High Growth – Variation 2 proposes a rate of employment development similar to that proposed in the adopted Development Plan but taking effect over a longer 22 year plan period.
- 7.60. The employment land requirements in Options 3 and 4 are likely to result in either a positive effect (mainly Option 3 but also 4) or a strongly positive effect (mainly Option 4 but also 3) especially SA objective 2: to encourage a strong and sustainable economy throughout Shropshire.
- 7.61. Options 3 and 4 both have the positive impacts on the economy but this is seen to bring more positive or neutral impacts across the other objectives in Option 3. Option 4 with its strongly positive impact on the economy actually brings more negative

impacts across the other objectives particularly the environmental objectives the impacts of human activities and behaviour. However, Option 4 would encourage more use of sustainable transport and might possibly bring a greater adaptation to the effects of climate change but this may be required by the scale of economic growth.

- 7.62. This is consistent with providing higher levels of employment land to support the needs of a changing business base and a growing local population with new and existing employment needs. It is also consistent with some further movement towards net in-commuting from outside the County to meet labour demands in Shropshire.
- 7.63. The SA assessment would question the higher level of provision in Option 4 against a number of objectives in the SA Assessment. Option 4 is expected to have a negative effect on SA objective 1: to protect biodiversity and the quality and extent of habitats. The much higher level of employment development is expected to increase car usage and distances travelled in SA Objective 6. The greater rate of development is also expected to have the potential to negatively affect water quality standards, flood risk, the protection of heritage assets and their settings and landscape character. This greater rate of development would require a greater supply of natural resources to deliver the strategy.
- 7.64. There are a number of different means (including those in the summary of these options) for the potential refinement of either of proposed Options 3 or 4 to better align with the SA objectives. Irrespective of this, Option 4 proposes to deliver at the current higher rate of development over a longer 22 plan period. This would require careful consideration of whether this option is deliverable and whether its effects are sustainable. Option 3 proposes a lower level of development which is comparable to the draft Shropshire Local Plan whilst its effects are shown to be more positive or neutral across the objectives in the SA Assessment.
- 7.65. Further, the employment land requirement in Option 3 is comparable to that in the draft Shropshire Local Plan which has an established strategy with a strategic and local policy framework to achieve this scale of growth. This provides confidence that Option 3 is deliverable and aligns with the economic growth aspirations for Shropshire.

Option 5

- 7.66. In contrast, it is apparent in Option 5 High Growth – Variation 3 that this employment land option may result in either negative or strongly positive/positive effects across most of the objectives in this additional SA assessment. The conclusions about Option 5 relate to the negative outcomes for the effects on the environment and the impacts of human activities and behaviour including biodiversity, soil quality, water quality, flood risk, car travel and carbon dioxide emissions.
- 7.67. The strongly positive outcomes from Option 5 relate to the effect on the size and performance of the local economy and the consequent demands for sustainable transport across the County. These conclusions arise from the proposed scale of growth being greater than any employment land requirement previously proposed for Shropshire.

7.68. As such, mitigations would be required for Option 5. These negative or strongly positive impacts are predicted to affect significant areas within the County. These negative impacts might also affect protected areas or asset within the County. For strongly positive effects these might impact large numbers of people or receptors including those outside the County.

Planning Judgement

7.69. A range of factors will be considered when undertaking this planning judgement. This will include consideration of deliverability and the conclusions reached by the Planning Inspectors within their Interim Findings (ID28), particularly regarding the decision that the employment land requirement be established as a 'minimum' rather than being expressed as 'around'.

7.70. It is important to ensure that the proposed employment land requirement is deliverable within the proposed plan period. Consideration of deliverability will be informed by factors including:

- a. Past trends in employment completions and recent changes to the commercial land and property market shown in monitoring data and other research;
- b. Recognition of factors that may influence the future rates of completion of employment land and premises in a changing commercial market.

7.71. In the planning judgement, the final determination of which reasonable employment land option should be identified as the proposed employment land requirement in the draft Shropshire Local Plan will be informed by a broad range of evidence and considerations. This additional SA Assessment will be an important consideration in reaching this planning judgement.

8. Summary of SA Assessment: Reasonable Options for the Strategic Distribution of Development Across Shropshire

Introduction

- 8.1. This section of the document summarises the additional SA assessment of the reasonable options for the strategic distribution of planned development across Shropshire.
- 8.2. The starting point for this additional SA assessment work on the strategic distribution of planned development was the 'broad categories' of settlement identified within the earlier stages of SA.
- 8.3. These have been updated to reflect the presence of the proposed Strategic Settlements, which in the future will form part of the 'urban area'. They have also been updated to reflect the terminology for these 'broad categories' of settlement within the draft Shropshire Local Plan, which is considered provide a clearer indication of the role and nature of the settlements within each 'broad category'.
- 8.4. These 'broad categories' are:
 - a. The Strategic Centre – Shrewsbury.
 - b. Principal Centres, Key Centres and Strategic Settlements.
 - c. Rural Area – including Community Hubs, Community Clusters and the wider rural area which is classified as 'countryside' for planning policy purposes.
- 8.5. Shropshire is a large and diverse rural county containing hundreds of settlements of varying sizes and an extensive rural area. The 'broad categories' of settlement are considered to be responsive to the demographics and characteristics of Shropshire and the range of settlements within it. As such, Shropshire Council considers that they represent an appropriate starting point for the additional SA assessment work on the strategic distribution of planned development.

Identification of Reasonable Options for the Strategic Distribution of Development

- 8.6. Consistent with the methodology utilised to identify reasonable options for the strategic distribution of planned development within the SA assessment already undertaken to inform the draft Shropshire Local Plan, reasonable options for the strategic distribution of planned development within this additional SA assessment work were identified based on various distributions of the total development between the three identified 'settlement categories'.
- 8.7. As such, three reasonable options for the strategic distribution of planned development were identified and were assessed within this additional SA assessment work. These reasonable options are:
 - a. **Strategic Distribution of Planned Development Option A: Rural Rebalance -** Consisting of around 25% of planned housing development within the Strategic Centre of Shrewsbury; around 40% of planned housing development in the

Principal Centres, Key Centres and Strategic Settlements; and around 35% of planned housing development in the rural area. Planned employment development would reflect the principles of this distribution, with a significant component in the rural areas.

The principle of 'rural rebalance' is one which allows for a high proportion of planned development within the rural area (particularly the larger rural settlements) in order to enhance its sustainability.

This option is responsive to and consistent with the 'rural rebalance' option assessed within the SA assessment already undertaken to inform the draft Shropshire Local Plan. It is also responsive to and generally comparable to the distribution of development within the adopted Local Plan.

- b. Strategic Distribution of Planned Development Option B: Urban Focus** - Consisting of around 28% of planned housing development within the Strategic Centre of Shrewsbury; around 46% of planned housing development in the Principal Centres, Key Centres and Strategic Settlements; and around 26% of planned housing development in the rural area. Planned employment development would reflect the principles of this distribution, with the majority concentrated in urban areas.

The principle of 'urban focus' is one of accommodating a larger proportion of development within urban settlements that have the infrastructure available to best support development, with complementary development in the rural areas (particularly the larger rural settlements) to maintain and enhance sustainability.

This option is responsive to the 'urban focus' option assessed within the SA assessment already undertaken to inform the draft Shropshire Local Plan. This option is also generally comparable to the proposed distribution of development within the draft Shropshire Local Plan.

- c. Strategic Distribution of Planned Development Option C: Balanced Growth** - Consisting of around 30% of planned housing development within the Strategic Centre of Shrewsbury; around 40% of planned housing development in the Principal Centres, Key Centres and Strategic Settlements; and around 30% of planned housing development in the rural area. Planned employment development would reflect the principles of this distribution, approximately balancing provision across the three broad categories.

The principle of 'balanced growth' is seeking to evenly distribute development across all categories of settlement in Shropshire in order to support their long term sustainability.

This option is responsive to and consistent with the 'balanced growth' option assessed within the SA assessment already undertaken to inform the draft Shropshire Local Plan.

Assessment of Reasonable Options for the Strategic Distribution of Planned Development

8.8. The following tables summarise the additional SA assessment of the identified reasonable Distribution of Development Options:

Table 8.1: Strategic Distribution of Planned Development Option A: Rural Rebalance

Strategic Distribution of Planned Development Option A: Rural Rebalance				
This option consists of around 25% of planned housing development occurring within the Strategic Centre of Shrewsbury; around 40% of planned housing development occurring in the Principal Centres, Key Centres and Strategic Settlements; and around 35% of planned housing development occurring in the rural area. Planned employment development would reflect the principles of this distribution, with a significant component in the rural areas.				
Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
1: Protect and enhance the range of plants and animals in Shropshire and the quality and extent of wildlife habitats.	0	0	0	As the strategic distribution of planned development is generally comparable to that within the adopted Local Plan, there is likely to be little change to the impact on the range of species and the quality and extent of habitats in Shropshire resulting from the strategic distribution of development.
2: Encourage a strong and sustainable economy throughout Shropshire	0	0	0	As the strategic distribution of planned development is generally comparable to that within the adopted Local Plan, this option is likely to represent little change to current economic trends or the ability to respond positively to sustainable development opportunities, support the achievement of economic growth aspirations including through the creation of more jobs, and support the diversification of our labour force.
3: Provide a sufficient amount of good quality housing which meets the needs of all sections of society	0	0	0	As the strategic distribution of planned development is generally comparable to that within the adopted Local Plan, this option is likely to represent little change to current ability to provide sufficient good quality housing to meet the needs of all sections of society.
4: Promote access to services for all sections of society	0	0	0	As the strategic distribution of planned development is generally comparable to that within the adopted Local Plan, there is likely to be limited change to the impact on existing provision and accessibility of services and amenities resulting from the strategic distribution of development.
5: Encourage the use of sustainable means of transport	0	0	0	As the strategic distribution of planned development is generally comparable to that within the adopted Local Plan, there is likely to be little change to the impact on the provision and use of transport infrastructure resulting from the strategic distribution of development.

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
6: Reduce the need of people to travel by car	0	0	0	As the strategic distribution of planned development is generally comparable to that within the adopted Local Plan, this option is unlikely to alter the current situation with respect to the impact on the use of public transport and the prevalence of walking or cycling to work.
7: Support active and healthy communities.	0	0	0	As the strategic distribution of planned development is generally comparable to that within the adopted Local Plan, this option is unlikely to change existing patterns of leisure and recreational activities and the provision of health and cultural activities resulting from the strategic distribution of development.
8: Protect and improve soil quality	?	?	?	As the strategic distribution of planned development is generally comparable to that within the adopted Local Plan, it is unlikely that it will change the impact of the strategic distribution of development on soil quality. However, this is ultimately dependent on the sites allocated for development. The specific site allocations are assessed separately within the SA process.
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	?	?	?	As the strategic distribution of planned development is generally comparable to that within the adopted Local Plan, it is unlikely that it will change the impact of the strategic distribution of development on water quality and pollution. This distribution of growth is likely to be capable of being accommodated without affecting existing water quality or causing water pollution. However, this is ultimately dependent on the sites allocated for development. The specific site allocations are assessed separately within the SA process.
10: Reduce flood risk and improve flood management	?/0	?/0	?/0	As the strategic distribution of planned development is generally comparable to that within the adopted Local Plan, it is unlikely that it will change the impact of the strategic distribution of development on flood risk and flood management. However, ultimately the effect on flood risk and opportunities to improve flood management will depend on the location of sites allocated for development. Land allocated in the current Local Plan is generally not in areas of high flood risk so it may be possible to achieve a similar outcome with this option. The specific site allocations are assessed separately within the SA process.

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	?/0	?/0	?/0	As the strategic distribution of planned development is generally comparable to that within the adopted Local Plan, it is unlikely that it will change the impact of the strategic distribution of development on air quality. However, ultimately the effect on air quality will depend on the location of sites allocated for development e.g. development within or close to an Air Quality Management Area is more likely to have an adverse impact whilst development elsewhere is unlikely to alter the current situation. The specific site allocations are assessed separately within the SA process.
12: Reduce carbon dioxide emissions	0	0	0	As the strategic distribution of planned development is generally comparable to that within the adopted Local Plan, there is likely to be little change to the impact on carbon dioxide emissions resulting from the strategic distribution of development.
13: Promote adaptation and mitigation to climate change	0	0	0	As the strategic distribution of planned development is generally comparable to that within the adopted Local Plan, there is likely to be little change to the impact on climate change resulting from the strategic distribution of development.
14: Promote efficient use of natural resources	0/?	0/?	0/?	As the strategic distribution of planned development is generally comparable to that within the adopted Local Plan, it is unlikely that it will change the impact of the strategic distribution of development on opportunities to use previously developed land, re-use existing buildings and use of primary aggregates. However, the location of allocated sites will have a significant impact on opportunities to use previously developed land and re-use existing buildings. The specific site allocations are assessed separately within the SA process.
15: Conserve and enhance features and areas of heritage value and their setting	0	0	0	As the strategic distribution of planned development is generally comparable to that within the adopted Local Plan, there is likely to be little change to the impact on heritage assets and their setting resulting from the strategic distribution of development.
16: Conserve and enhance landscape character and local distinctiveness	0	0	0	As the strategic distribution of planned development is generally comparable to that within the adopted Local Plan, there is likely to be little change to the impact on landscape character and distinctiveness resulting from the strategic distribution of development.

Summary for Strategic Distribution of Planned Development Option A: Rural Rebalance

- 8.9. The strategic distribution of planned development associated with this reasonable option is underpinned by the principle of ‘rural rebalance’. ‘Rural rebalance’ involves a high proportion of planned development occurring within the rural area (particularly the larger rural settlements) in order to enhance its sustainability, but still allows for a significant amount of development within the Strategic Centre, Principal Centres, Key Centres and Strategic Settlements.
- 8.10. The strategic distribution of planned development associated with this reasonable option has a reduced urban focus and increased rural focus when compared to that proposed within the draft Shropshire Local Plan. As such, it could result in a need to amend settlement guidelines and site allocations – unless the overall level of development was subject to change.
- 8.11. As the strategic distribution of planned development associated within this option is generally comparable to that within the adopted Local Plan, it is likely to result in little change to the impact of the strategic distribution of development on the following sustainability objectives: encouraging a strong and sustainable economy throughout Shropshire; providing a sufficient amount of good quality housing which meets the needs of all sections of society; protecting and enhancing the range of plants and animals and the quality and extent of wildlife habitats in Shropshire; promoting access to services for all sections of society; encouraging the use of sustainable means of transport; reducing the need of people to travel by car; supporting active and healthy communities; reducing carbon dioxide emissions; adapting to and mitigating climate change; conserving and enhancing heritage features and their settings; and conserving and enhancing landscape character and local distinctiveness.
- 8.12. The location of allocated sites is likely to have the most influence on protecting and improving soil quality and the conservation and enhancement of water resources. This is also likely to be the case for protection of air quality, reducing flood risk and promoting efficient use of natural resources (although impact on use of primary aggregates is unlikely to change as this is more closely linked to the strategic distribution of development). Land allocated in the adopted Local Plan is generally not in areas of high flood risk or directly impacting on air quality management areas, so it would likely be possible to achieve a similar outcome with this option.

Table 8.2: Distribution of Development Option B: Urban Focus

Strategic Distribution of Planned Development Option B: Urban Focus
 This option consists of around 28% of planned housing development occurring within the Strategic Centre of Shrewsbury; around 46% of planned housing development occurring in the Principal Centres, Key Centres and Strategic Settlements; and around 26% of planned housing development occurring in the rural area. Planned employment development would reflect the principles of this distribution, with the majority concentrated in urban areas.

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
1: Protect and enhance the range of plants and animals in Shropshire and the quality and extent of wildlife habitats.	+/?	+/?	+/?	The majority of protected and priority habitats and species are found in the countryside. This option entails around a 9% reduction to the amount of planned development occurring within the rural area to that within the adopted Local Plan and compared with Option 1. As such, it is likely to have a positive effect on the range, extent and quality of plants and animals in Shropshire. However, this is somewhat dependent on proposed site allocations. The specific site allocations are assessed separately within the SA process.
2: Encourage a strong and sustainable economy throughout Shropshire	++	++	++	This option is likely to support the provision of an appropriate and balanced supply of employment land across Shropshire. Due to the significantly increased focus on 'urban areas' to that within the adopted Local Plan it is likely to significantly increase the ability compared to that which currently exists to positively respond to sustainable development opportunities, support the achievement of economic growth aspirations including through the creation of more jobs, and support the diversification of our labour force. Given wider economic aspirations, it will also provide good opportunities to create a balanced supply of employment land and/or more or higher value jobs. This is because it is generally considered that these opportunities are more significantly associated with 'urban areas' than rural areas.

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
3: Provide a sufficient amount of good quality housing which meets the needs of all sections of society	++	++	++	<p>This option directs the majority of planned development towards urban areas, meaning that a much higher proportion of planned development will occur in urban areas than within the strategy within the adopted Local Plan. These settlements contain the highest proportion of the population and as such a significant component of the total housing need in Shropshire.</p> <p>Furthermore, the planned development in urban areas will be complemented by planned development within rural areas, albeit this will represent a smaller proportion of the total planned development than within the strategy within the adopted Local Plan. There remains housing need in Shropshire's rural communities. As such, it is considered that this option would likely support provision of housing in locations that are responsive to needs.</p>
4: Promote access to services for all sections of society	++	++	++	<p>This option directs the majority of planned development towards urban areas, meaning that a much higher proportion of planned development will occur in urban areas than within the strategy within the adopted Local Plan. These settlements benefit from the greatest range of services and facilities.</p> <p>Furthermore, the planned development in urban areas will be complemented by planned development within rural areas, albeit this will represent a smaller proportion of the total planned development than within the strategy within the adopted Local Plan. This means that planned development in rural areas can be more effectively directed towards the larger rural settlements that themselves offer some services and facilities.</p> <p>As such, this option is likely to promote positive access for all sections of society to services and facilities.</p> <p>This option will also support the sustainability of existing services and facilities and the provision of new services and facilities (particularly in the larger settlements) by increasing the 'critical population mass' which supports the viability and sustainability of services and facilities.</p>

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
5: Encourage the use of sustainable means of transport	++	++	++	<p>This option directs the majority of planned development towards urban areas, meaning that a much higher proportion of planned development will occur in urban areas than within the strategy within the adopted Local Plan. These settlements benefit from the greatest access to and range of sustainable means of transport. Furthermore, the planned development in urban areas will be complemented by planned development within rural areas, albeit this will represent a smaller proportion of the total planned development than within the strategy within the adopted Local Plan. This means that planned development in rural areas can be more effectively directed towards the larger rural settlements that themselves often offer more sustainable transport opportunities.</p> <p>As such, it is likely to significantly promote positive access to and encouragement of the use of sustainable means of transport.</p>
6: Reduce the need of people to travel by car	++	++	++	<p>This option directs the majority of planned development towards urban areas, meaning that a much higher proportion of planned development will occur in urban areas than within the strategy within the adopted Local Plan. These settlements benefit from a range of services and facilities and means of sustainable transport which can reduced reliance on travel by car.</p> <p>Furthermore, the planned development in urban areas will be complemented by planned development within rural areas, albeit this will represent a smaller proportion of the total planned development than within the strategy within the adopted Local Plan. This means that planned development in rural areas can be more effectively directed towards the larger rural settlements that offer some services and facilities and often offer sustainable transport opportunities.</p> <p>As such, this option is likely to maximise the reduction in the need for car-based transport.</p>

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
7: Support active and healthy communities.	++	++	++	<p>This option directs the majority of planned development towards urban areas, meaning that a much higher proportion of planned development will occur in urban areas than within the strategy within the adopted Local Plan. These settlements benefit from a range of health, leisure, recreation, and cultural facilities. Furthermore, the planned development in urban areas will be complemented by planned development within rural areas, albeit this will represent a smaller proportion of the total planned development than within the strategy within the adopted Local Plan. This means that planned development in rural areas can be more effectively directed towards the larger rural settlements that can offer some formal health, leisure, recreation and cultural facilities.</p> <p>As such, this option is likely to promote positive access for all sections of society to health, leisure, recreation, and cultural facilities.</p> <p>This option will also support the sustainability of existing health, leisure, recreation, and cultural facilities and the provision of new health, leisure, recreation, and cultural facilities (particularly in the larger settlements) by increasing the 'critical population mass' which supports their viability and sustainability.</p>
8: Protect and improve soil quality	+/?	+/?	+/?	<p>This option directs the majority of planned development towards urban areas, meaning that a much higher proportion of planned development will occur in urban areas than within the strategy within the adopted Local Plan. Focussing planned development in the urban areas offers the ability to reduce the amount of best and most versatile agricultural land and maximise the amount of brownfield land used for development. However, this is somewhat dependent on proposed site allocations. The specific site allocations are assessed separately within the SA process.</p>
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	+	+	+	<p>This option directs the majority of planned development towards urban areas, meaning that a much higher proportion of planned development will occur in urban areas than within the strategy within the adopted Local Plan. Since pollution from rural areas is the main issue affecting water quality in Shropshire, this option should offer greater protection to existing water resources.</p>
10: Reduce flood risk and improve flood management	?	?	?	<p>The effect on flood risk and opportunities to improve flood management will depend on the location of site allocations. The specific site allocations are assessed separately within the SA process.</p>

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	?	?	?	The effect on air quality and the ability to reduce air pollution will to a large extent depend on the location of site allocations e.g., development within or close to an Air Quality Management Area is more likely to have an adverse impact whilst development elsewhere is unlikely to alter the current situation. The specific site allocations are assessed separately within the SA process. However, as all AQMAs are in urban areas this option is the most likely to have a negative impact on them. Conversely, less development in the rural area may protect air quality more generally.
12: Reduce carbon dioxide emissions	+	+	+	This option directs the majority of planned development towards urban areas which are most likely to support larger scale development(s). The economies of scale possible with this approach may promote opportunities for reducing energy consumption and the production of energy from renewable sources.
13: Promote adaptation and mitigation to climate change	+	+	+	This option directs the majority of planned development towards urban areas. If a strategic overview to each settlement is taken, this option may provide good opportunities to increase the connectivity of urban and rural habitats and/or provide new habitats which help mitigate climate change. Furthermore, urban areas are most likely to support larger scale development(s). Therefore, the potential for new large scale habitats gained through residential development is also likely to be increased / higher than the strategic approach within the adopted Local Plan, so increasing the contribution this can make to adapting and mitigating climate change. Specific site allocations are assessed separately within the SA process.
14: Promote efficient use of natural resources	+	+	+	This option directs the majority of planned development towards urban areas. Urban areas are most likely to contain opportunities to re-use existing buildings and land and achieve higher development densities. Furthermore, development in urban areas have greater potential to use alternatives to primary aggregates and makes the best use of existing infrastructure. Specific site allocations are assessed separately within the SA process.

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
15: Conserve and enhance features and areas of heritage value and their setting	?	?	?	This option directs the majority of planned development towards urban areas. Focussing planned development in urban areas generally increases the likelihood of harm to the significance of heritage assets where significant quantities are clustered, but also provides the best opportunities to contribute to enhanced management of heritage assets. The balance between these competing issues will depend on the location of allocated sites. Specific site allocations are assessed separately within the SA process.
16: Conserve and enhance landscape character and local distinctiveness	-	-	-	This option directs the majority of planned development towards urban areas. Whilst increasing the proportion of planned development that occurring in locations associated with the urban area is likely to minimise harm to rural landscapes, it is still likely to change the character of those places where the majority of people currently live. At the same time, harm to visual amenity is possible with all forms of development, regardless of location. Careful design, which respects those features that convey a sense of place and takes account of valued viewpoints can help to maintain local distinctiveness and minimise losses of visual amenity but it is unlikely to prevent localised changes in landscape character.

Summary for Strategic Distribution of Planned Development Option B: Urban Focus

- 8.13. The strategic distribution of planned development associated with this reasonable option is underpinned by the principle of ‘urban focus’. ‘Urban focus’ involves the largest proportion of planned development being directed towards urban settlements that have the infrastructure available to best support development, with complementary development in the rural areas - particularly the larger rural settlements to maintain and enhance rural sustainability.
- 8.14. The strategic distribution of planned development associated with this reasonable option is generally consistent with that proposed within the draft Shropshire Local Plan. As such, it would likely support the retention of proposed strategies for settlements across Shropshire and the proposed site allocations identified to support the achievement of these proposed settlement strategies – unless the overall level of development was subject to change.

- 8.15. As employers and employment opportunities are more significantly associated with 'urban areas' than rural areas, it is considered that this option would likely help retain and support existing businesses by providing suitable housing for existing and attracting new labour force. It is also considered that this option would increase the ability compared to that which currently exists to positively support the achievement of economic growth aspirations including through the creation of more jobs.
- 8.16. This option will also increase the ability to provide housing which meets the needs of all groups within our communities, given that it directs the majority of planned development to urban areas where a significant component of the total housing need in Shropshire is located, but continues to allow for complementary planned development within rural areas where there remains housing need.
- 8.17. Concentrating development of society to health, leisure, recreation, and cultural facilities; promote positive access to and encourage the use of sustainable means in the urban area and the associated larger settlements is also likely to increase the ability to promote positive access for all sections of society to services and facilities such as schools, doctor's surgeries, shops, parks, play areas and sports facilities; promote positive access for all sections of transport and maximise the reduction in the need for car-based transport. It also provides support for the long term sustainability of existing and opportunities to provide new services and facilities such as schools, doctor's surgeries, shops, parks, play areas and sports facilities and health, leisure, recreation, and cultural facilities.
- 8.18. Since pollution from rural areas is the main issue affecting water quality in Shropshire, this option should offer the highest level of protection to existing water resources. The economies of scale possible with this approach may promote opportunities for reducing energy consumption, production of energy from renewable sources, and adapting to and mitigating climate change. An urban focus also maximises the potential to re-use existing buildings and land, using alternatives to primary aggregates and making the best use of existing infrastructure.
- 8.19. Focussing development in the urban areas offers the ability to minimise the amount of best and most versatile agricultural land, maximise the amount of brownfield land used for development, and minimise any harm to protected, priority, key or indicator habitats, plants, animals or birds as the majority of protected and priority habitats and species are found on the countryside. However, this is somewhat dependent on proposed site allocations. The specific site allocations are assessed separately within the SA process.
- 8.20. The potential to reduce flood risk, improve flood management and protect air quality is dependent on the location of allocated sites. Similarly, focussing development in the towns and larger settlements increases the likelihood of harm to the significance of heritage assets but also provides the best opportunities to contribute to their better management. The balance between these competing issues will depend on the location of allocated sites.

8.21. Whilst development in the more urban parts of the county is likely to minimise harm to rural landscapes, it is still likely to change the character of those places where the majority of people live. At the same time, harm to visual amenity is possible with all forms of development, regardless of location. Careful design, which respects those features that convey a sense of place and takes account of valued viewpoints, can help to maintain local distinctiveness and minimise losses of visual amenity but it is unlikely to prevent localised changes in landscape character.

Table 8.3: Distribution of Development Option C: Balanced Growth

Strategic Distribution Option C: Balanced Growth
 This option consists of around 30% of planned housing development occurring within the Strategic Centre of Shrewsbury; around 40% of planned housing development occurring in the Principal Centres, Key Centres and Strategic Settlements; and around 30% of planned housing development occurring in the rural area. Planned employment development would reflect the principles of this distribution, approximately balancing provision across the three broad categories.

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
1: Protect and enhance the range of plants and animals in Shropshire and the quality and extent of wildlife habitats.	+/?	+/?	+/?	The majority of protected and priority habitats and species are found in the countryside. This option entails around a 5% reduction to the amount of planned development occurring within the rural area to that within the adopted Local Plan and compared with Option 1. As such, it is likely to have a positive effect on the range, extent and quality of plants and animals in Shropshire. However, this is somewhat dependent on proposed site allocations. The specific site allocations are assessed separately within the SA process.
2: Encourage a strong and sustainable economy throughout Shropshire	+	+	+	This option is likely to support the provision of an appropriate and balanced supply of employment land across Shropshire. Due to the increased focus on 'urban areas' to that within the adopted Local Plan it is likely to increase the ability compared to that which currently exists to positively respond to sustainable development opportunities, support the achievement of economic growth aspirations including through the creation of more jobs, and support the diversification of our labour force. Given wider economic aspirations, it will also provide good opportunities to create a balanced supply of employment land and/or more or higher value jobs. This is because it is generally considered that these opportunities are more significantly associated with 'urban areas' than rural areas.

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
3: Provide a sufficient amount of good quality housing which meets the needs of all sections of society	+	+	+	<p>This option seeks to achieve a balanced distribution of planned development. As such, it will entail a higher proportion of the total planned development occurring within urban areas than within the strategy within the adopted Local Plan. These settlements contain the highest proportion of the population and as such a significant component of the total housing need in Shropshire.</p> <p>This will be complemented by planned development within rural areas, albeit a smaller proportion of the total planned development than within the strategy within the adopted Local Plan. There remains housing need in Shropshire's rural communities.</p> <p>As such, it is considered that this option would likely support provision of housing in locations that are responsive to needs.</p>
4: Promote access to services for all sections of society	+	+	+	<p>This option seeks to achieve a balanced distribution of planned development. As such, it will entail a higher proportion of the total planned development occurring within urban areas than within the strategy within the adopted Local Plan. These settlements benefit from the greatest range of services and facilities.</p> <p>This will be complemented by planned development within rural areas, albeit a smaller proportion of the total planned development than within the strategy within the adopted Local Plan. This means that planned development in rural areas can be more effectively directed towards the larger rural settlements that themselves offer some services and facilities.</p> <p>As such, this option is likely to promote positive access for all sections of society to services and facilities.</p> <p>This option will also support the sustainability of existing services and facilities and potential provision of new services and facilities by increasing the 'critical population mass' which supports the viability and sustainability of services and facilities.</p>

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
5: Encourage the use of sustainable means of transport	+	+	+	<p>This option seeks to achieve a balanced distribution of planned development. As such, it will entail a higher proportion of the total planned development occurring within urban areas than within the strategy within the adopted Local Plan. These settlements benefit from the greatest access to and range of sustainable means of transport</p> <p>This will be complemented by planned development within rural areas, albeit a smaller proportion of the total planned development than within the strategy within the adopted Local Plan. This means that planned development in rural areas can be more effectively directed towards the larger rural settlements that themselves often offer more sustainable transport opportunities.</p> <p>As such, it is likely to promote positive access to and encourage the use of sustainable means of transport.</p>
6: Reduce the need of people to travel by car	+	+	+	<p>This option seeks to achieve a balanced distribution of planned development. As such, it will entail a higher proportion of the total planned development occurring within urban areas than within the strategy within the adopted Local Plan. These settlements benefit from a range of services and facilities and means of sustainable transport which can reduced reliance on travel by car.</p> <p>This will be complemented by planned development within rural areas, albeit a smaller proportion of the total planned development than within the strategy within the adopted Local Plan. This means that planned development in rural areas can be more effectively directed towards the larger rural settlements that offer some services and facilities and often offer sustainable transport opportunities.</p> <p>As such, this option is likely to reduce the need of people to travel by car.</p>

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
7: Support active and healthy communities.	+	+	+	<p>This option seeks to achieve a balanced distribution of planned development. As such, it will entail a higher proportion of the total planned development occurring within urban areas than within the strategy within the adopted Local Plan. These settlements benefit from a range of health, leisure, recreation, and cultural facilities. This will be complemented by planned development within rural areas, albeit a smaller proportion of the total planned development than within the strategy within the adopted Local Plan. This means that planned development in rural areas can be more effectively directed towards the larger rural settlements that can offer some formal health, leisure, recreation and cultural facilities.</p> <p>As such, this option is likely to promote positive access for all sections of society to health, leisure, recreation, and cultural facilities.</p> <p>This option will also support the sustainability of existing health, leisure, recreation, and cultural facilities and potentially the provision of new health, leisure, recreation, and cultural facilities (particularly in the larger settlements) by increasing the 'critical population mass' which supports their viability and sustainability.</p>
8: Protect and improve soil quality	+/?	+/?	+/?	<p>This option directs more of the planned development towards urban areas, meaning that a higher proportion of planned development will occur in urban areas than within the strategy within the adopted Local Plan. Focussing planned development in the urban areas offers the ability to reduce the amount of best and most versatile agricultural land and increase the amount of brownfield land used for development. However, this is somewhat dependent on proposed site allocations. The specific site allocations are assessed separately within the SA process.</p>
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	+	+	+	<p>This option directs more of the planned development towards urban areas, meaning that a higher proportion of planned development will occur in urban areas than within the strategy within the adopted Local Plan. Since pollution from rural areas is the main issue affecting water quality in Shropshire, this option should offer greater protection to existing water resources.</p>
10: Reduce flood risk and improve flood management	?	?	?	<p>The effect on flood risk and opportunities to improve flood management will depend on the location of site allocations. The specific site allocations are assessed separately within the SA process.</p>

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	?	?	?	The effect on air quality and the ability to reduce air pollution will to a large extent depend on the location of site allocations e.g., development within or close to an Air Quality Management Area is more likely to have an adverse impact whilst development elsewhere is unlikely to alter the current situation. The specific site allocations are assessed separately within the SA process. However, as all AQMAs are in urban areas this option is the more likely to have a negative impact on them than the strategic distribution of development within the adopted Local Plan. Conversely, less development in the rural area may protect air quality more generally.
12: Reduce carbon dioxide emissions	+	+	+	This option directs more of the planned development towards urban areas than within the strategic approach to planned development within the adopted Local Plan. Such locations are most likely to support larger scale development(s). The economies of scale possible with this approach may promote opportunities for reducing energy consumption and the production of energy from renewable sources.
13: Promote adaptation and mitigation to climate change	+	+	+	This option directs more of the planned development towards urban areas than within the strategic approach to planned development within the adopted Local Plan. If a strategic overview to each settlement is taken, this option may provide good opportunities to increase the connectivity of urban and rural habitats and/or provide new habitats which help mitigate climate change. Furthermore, urban areas are most likely to support larger scale development(s). Therefore, the potential for new large scale habitats gained through residential development is also likely to be increased / higher than the strategic approach within the adopted Local Plan, so increasing the contribution this can make to adapting and mitigating climate change. Specific site allocations are assessed separately within the SA process.
14: Promote efficient use of natural resources	+	+	+	This option directs more of the planned development towards urban areas than within the strategic approach to planned development within the adopted Local Plan. Urban areas are most likely to contain opportunities to re-use existing buildings and land. Furthermore, development in urban areas has greater potential to use alternatives to primary aggregates and makes the best use of existing infrastructure. Specific site allocations are assessed separately within the SA process.

Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
15: Conserve and enhance features and areas of heritage value and their setting	?	?	?	This option directs more of the planned development towards urban areas than within the strategic approach to planned development within the adopted Local Plan. Increasing the amount of planned development in urban areas generally increases the likelihood of harm to the significance of heritage assets where significant quantities are clustered, but also provides the best opportunities to contribute to enhanced management of heritage assets. The balance between these competing issues will depend on the location of allocated sites. Specific site allocations are assessed separately within the SA process.
16: Conserve and enhance landscape character and local distinctiveness	-	-	-	This option directs more of the planned development towards urban areas than within the strategic approach to planned development within the adopted Local Plan. Whilst increasing the proportion of planned development that occurring in locations associated with the urban area is likely to minimise harm to rural landscapes, it is still likely to change the character of those places where the majority of people currently live. At the same time, harm to visual amenity is possible with all forms of development, regardless of location. Careful design, which respects those features that convey a sense of place and takes account of valued viewpoints can help to maintain local distinctiveness and minimise losses of visual amenity but it is unlikely to prevent localised changes in landscape character.

Summary for Strategic Distribution of Planned Development Option C: Balanced Growth

- 8.22. The strategic distribution of planned development associated with this reasonable option is underpinned by the principle of ‘balanced growth’. ‘Balanced growth’ involves the even distribution of development across all categories of settlement in Shropshire in order to support their long term sustainability.
- 8.23. The strategic distribution of planned development associated with this reasonable option has a reduced urban focus and increased rural focus when compared to that proposed within the draft Shropshire Local Plan. As such, it could result in a need to amend settlement guidelines and site allocations – unless the overall level of development was subject to change.
- 8.24. As employers and employment opportunities are more significantly associated with ‘urban areas’ than rural areas, it is considered that this option would likely help retain and support existing businesses by providing suitable housing for existing and attracting new labour

force. It is also considered that this option would increase the ability compared to that which currently exists to positively support the achievement of economic growth aspirations including through the creation of more jobs.

- 8.25. This option will also increase the ability to provide housing which meets the needs of all groups within our communities, given that it directs the more of planned development to urban areas than the strategic distribution of development within the adopted Local Plan, where a significant component of the total housing need in Shropshire is located, but continues to allow for significant planned development within rural areas, where there remains housing need.
- 8.26. Concentrating a higher proportion of the total development in the urban area and the associated larger settlements is also likely to increase the ability to promote positive access for all sections of society to services and facilities such as schools, doctor's surgeries, shops, parks, play areas and sports facilities; promote positive access for all sections of society to health, leisure, recreation, and cultural facilities; promote positive access to and encourage the use of sustainable means of transport and maximise the reduction in the need for car-based transport. It also provides support for the long term sustainability of existing and some opportunities to provide new services and facilities such as schools, doctor's surgeries, shops, parks, play areas and sports facilities and health, leisure, recreation, and cultural facilities.
- 8.27. Since pollution from rural areas is the main issue affecting water quality in Shropshire, this option should offer higher levels of protection to existing water resources than the strategic distribution of planned development within the adopted Local Plan. The economies of scale possible with this approach may promote opportunities for reducing energy consumption, production of energy from renewable sources, and adapting to and mitigating climate change. Increasing the proportion of development in urban areas compared to the strategic approach for planned development within the adopted Local Plan also increases the potential to re-use existing buildings and land, using alternatives to primary aggregates and making the best use of existing infrastructure.
- 8.28. Focussing more development in urban areas than the strategic approach for the distribution of planned development within the adopted Local Plan offers the ability to reduce the amount of best and most versatile agricultural land, maximise the amount of brownfield land used for development, and minimise any harm to protected, priority, key or indicator habitats, plants, animals or birds as the majority of protected and priority habitats and species are found on the countryside. However, this is somewhat dependent on proposed site allocations. The specific site allocations are assessed separately within the SA process.
- 8.29. The potential to reduce flood risk, improve flood management and protect air quality is dependent on the location of allocated sites. Similarly, focussing development in the towns and larger settlements increases the likelihood of harm to the significance of heritage assets but also provides the best opportunities to contribute to their better management. The balance between these competing issues will depend on the location of allocated sites.

8.30. Whilst development in the more urban parts of the county is likely to minimise harm to rural landscapes, it is still likely to change the character of those places where the majority of people live. At the same time, harm to visual amenity is possible with all forms of development, regardless of location. Careful design, which respects those features that convey a sense of place and takes account of valued viewpoints, can help to maintain local distinctiveness and minimise losses of visual amenity but it is unlikely to prevent localised changes in landscape character.

Comparison Summary of Reasonable Options for the Strategic Distribution of Planned Development

- 8.31. The overall purpose of this component of the additional SA assessment work is to help inform judgements about which of the reasonable alternatives for the strategic distribution of planned development is the most sustainable against the SA objectives. This additional SA assessment work is summarised within Tables 8.1 - 8.3 above.
- 8.32. To assist with the comparison of the results of the additional SA assessment of the reasonable alternatives for the strategic distribution of planned development, Table 8.4 has been prepared for illustrative purposes only. This summarises, in comparative terms, how the three reasonable alternatives perform against each of the SA objectives. This is achieved by 'ranking' the performance of each of the reasonable options from best performing (1) to poorest performing (5) in relative terms, against each SA objective – where reasonable alternatives achieve the same/similar rating in the short, medium and long term for a SA objective, professional judgement has been utilised to determine whether there are nuances within the scoring of the options.
- 8.33. It is not however appropriate to 'total-up' the scores, because performance against each of the SA objectives requires consideration in and of itself and 'totalling-up' scores would not achieve this requirement. Furthermore, the SA objectives are diverse and address differing considerations, therefore it is not possible to directly compare them. In addition, there are also more SA objectives that address environmental topics than social and economic topics, as such a 'totalling-up' of scores would create a bias towards environmental factors, when the principle of sustainable development is about achieving balance across all three pillars – social, economic, and environmental.

Table 8.4: Comparison of Strategic Distribution of Planned Development Options

Sustainability Objective	Option A: Rural Rebalance	Option B: Urban Focus	Option C: Balanced Growth
1: Protect and enhance the range of plants and animals in Shropshire and the quality and extent of wildlife habitats.	1	2	2
2: Encourage a strong and sustainable economy throughout Shropshire	1	3	2
3: Provide a sufficient amount of good quality housing which meets the needs of all sections of society	1	3	2
4: Promote access to services for all sections of society	1	3	2
5: Encourage the use of sustainable means of transport	1	3	2
6: Reduce the need of people to travel by car	1	3	2
7: Support active and healthy communities.	1	3	2
8: Protect and improve soil quality	1	2	2
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	1	2	2
10: Reduce flood risk and improve flood management	2	1	1
11: Conserve and enhance Shropshire’s air quality and reduce the risk of air pollution	2	1	1
12: Reduce carbon dioxide emissions	1	3	2
13: Promote adaptation and mitigation to climate change	1	3	2
14: Promote efficient use of natural resources	1	3	2
15: Conserve and enhance features and areas of heritage value and their setting	3	1	2
16: Conserve and enhance landscape character and local distinctiveness	3	2	1

Conclusion

- 8.34. Tables 8.1 - 8.3 summarise the additional SA assessment work for each of the reasonable strategic distribution of planned development options identified. Table 8.4 then summarises, in comparative terms, how the three reasonable alternatives perform against each of the SA objectives – this is for illustrative purposes only.
- 8.35. It is apparent from the results of the additional SA assessment work that none of the reasonable strategic distribution of planned development options are likely to result in a strongly negative effect. This being a significant adverse impact that is predicted to be direct, permanent, irreversible and of major magnitude on a large part or the whole of Shropshire, a nationally/internationally protected asset, or on areas outside the County. As such, mitigation would not be required for any of these reasonable options.
- 8.36. Conversely, strategic distribution of planned development Option B (urban focus) is likely to result in a strongly positive effect on SA objectives:
- a. 2: Encouraging a strong and sustainable economy throughout Shropshire.
 - b. 3: Providing a sufficient amount of good quality housing which meets the needs of all sections of society.
 - c. 4: Promoting access to services for all sections of society.
 - d. 5: Encouraging the use of sustainable means of transport.
 - e. 6: Reducing the need of people to travel by car.
 - f. 7: Supporting active and healthy communities.
- 8.37. A strongly positive effect is a significant benefit that is predicted to be direct, permanent, irreversible and of major magnitude to a large part or all of Shropshire or a large number of people/receptors (including outside the County).
- 8.38. This is perhaps unsurprising as the achievement of SA objectives 2, 3, 4, 5, 6 and 7 can all be contributed to through the focusing of development in urban areas as it is these locations where the majority of the larger employers in Shropshire are located; where due to the greater proportion of the population there is the highest housing need; and where there is the greatest potential to access services, facilities and infrastructure.
- 8.39. It is important to note that there are a number of SA objectives that are linked to specific location of development (sites), and as such in the context of the additional SA assessment of reasonable options for the strategic distribution of planned development, the conclusion can only be unknown. The location of development (sites) is assessed separately within the SA process.
- 8.40. In general terms, the additional SA assessment work can be summarised as concluding that focusing a higher proportion of development within urban areas achieves more positive impacts on social, economic and environmental factors.

- 8.41. However, it is important to ensure that the housing needs of Shropshire’s rural communities are recognised and appropriately planned for within any strategic distribution of planned development incorporated into the draft Shropshire Local Plan.
- 8.42. The strategic distribution of planned development associated with reasonable Options A and C would result in a reduced urban focus and increased rural focus (albeit to differing extents) when compared to that proposed within the draft Shropshire Local Plan. As such, they could result in a need to amend settlement guidelines and site allocations – unless the overall level of development was subject to change.
- 8.43. Conversely the strategic distribution of planned development associated with reasonable Option B is generally consistent with that proposed within the draft Shropshire Local Plan. As such, it would likely support the retention of proposed strategies for settlements across Shropshire and the proposed site allocations identified to support the achievement of these proposed settlement strategies – unless the overall level of development was subject to change.
- 8.44. Inevitably, the final determination (planning judgement) about which reasonable option for the strategic distribution of planned development should be identified as the approach to the strategic distribution of planned development within the draft Shropshire Local Plan will be informed by a range of evidence/considerations, including this additional SA assessment work. But this planning judgement is beyond the scope of this additional SA assessment work.

9. Summary of SA and Site Assessment: Site(s) to Accommodate a Proposed 1,500 Dwelling and 30ha Employment Land Contributions Towards the Unmet Needs Forecast to arise within the Black Country

Introduction

9.1. This section of the document summarises the additional SA and site assessment work undertaken to inform the identification of sites to accommodate the proposed 1,500 dwelling and 30ha employment land contribution towards the unmet needs forecast to arise within the Black Country (comprising the Local Planning Authority areas of Dudley, Sandwell, Walsall, and Wolverhampton).

Identification of a Reasonable Assessment Geography

- 9.2. As documented within the Housing Topic Paper (GC4i) and Employment Strategy Topic Paper (GC4n), it is considered that there is a clear functional relationship between Shropshire and the Black Country. However, it is also considered that the extent of the relationship with the Black Country Authorities varies across Shropshire, which is perhaps unsurprising given the size and geography of Shropshire.
- 9.3. As such, it was considered appropriate and proportionate to identify a reasonable geography of Shropshire within which potential sites that could contribute to the unmet housing and employment land need of the Black Country could be located, prior to undertaking additional SA and site assessment work.
- 9.4. Consistent with the assessment of the functional relationship between Shropshire and the Black Country, this was informed by consideration of:
- a. Geographic proximity and the location and quality of main road and rail transport links between Shropshire and the Black Country.
 - b. Migration patterns between sub-geographies (Place Plan Areas) within Shropshire and the entirety of the Black Country.
 - c. Commuting patterns between sub-geographies (Place Plan Areas) within Shropshire and the entirety of the Black Country.
 - d. The extent to which Travel to Work Areas (TTWA's) associated with the Black Country penetrate into Shropshire and vice versa.

Summary of the Process Undertaken to Identify a Reasonable Assessment Geography

Geographic Proximity and the Location of Main Road and Rail Transport Links

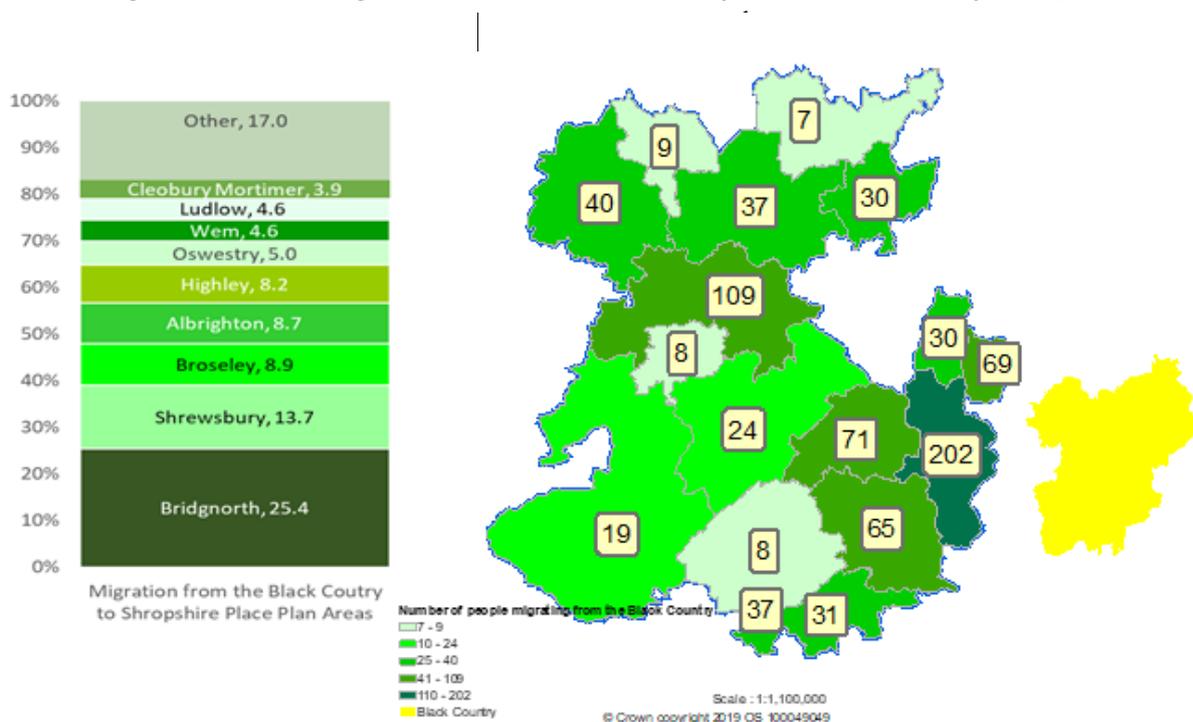
9.5. Shropshire covers a large and diverse geographic area. Whilst none of Shropshire adjoins the Black Country, it is considered that eastern and central parts of Shropshire are in geographic proximity, particularly to Wolverhampton and Dudley. However, northern, southern and western portions of Shropshire have a much more limited geographic proximity to the Black Country.

- 9.6. A number of road and rail links exist between Shropshire and the Black Country, as documented within the Housing Topic Paper (GC4i).
- 9.7. Key road link includes the A5 / M54 Corridor running from Shrewsbury to Wolverhampton (via Shifnal and Albrighton); the A41 corridor running from Albrighton to Wolverhampton (and also extending north into Shropshire linking with Shifnal, Market Drayton and Whitchurch); the A454 and A458 corridors linking Bridgnorth to Wolverhampton and Dudley respectively. These routes allow access to the rest of Shropshire and also to Sandwell and Walsall.
- 9.8. Rail links between Shropshire and the Black Country are provided via the Shrewsbury to Wolverhampton railway line, which includes regular stops at Shifnal and Albrighton in Shropshire and allows for onward travel from Wolverhampton to Birmingham with regular stops at various locations in Sandwell and Dudley including Coseley and Tipton in Dudley. This line allows for onward rail connections to other parts of Shropshire on the rail network and other parts of the Black Country on the rail network.
- 9.9. It is apparent and unsurprising that it is the parts of Shropshire on the east and in central areas that have the most direct transport links to the Black Country. Northern, southern and western portions of Shropshire have much less direct links to the Black Country.

Migration Patterns

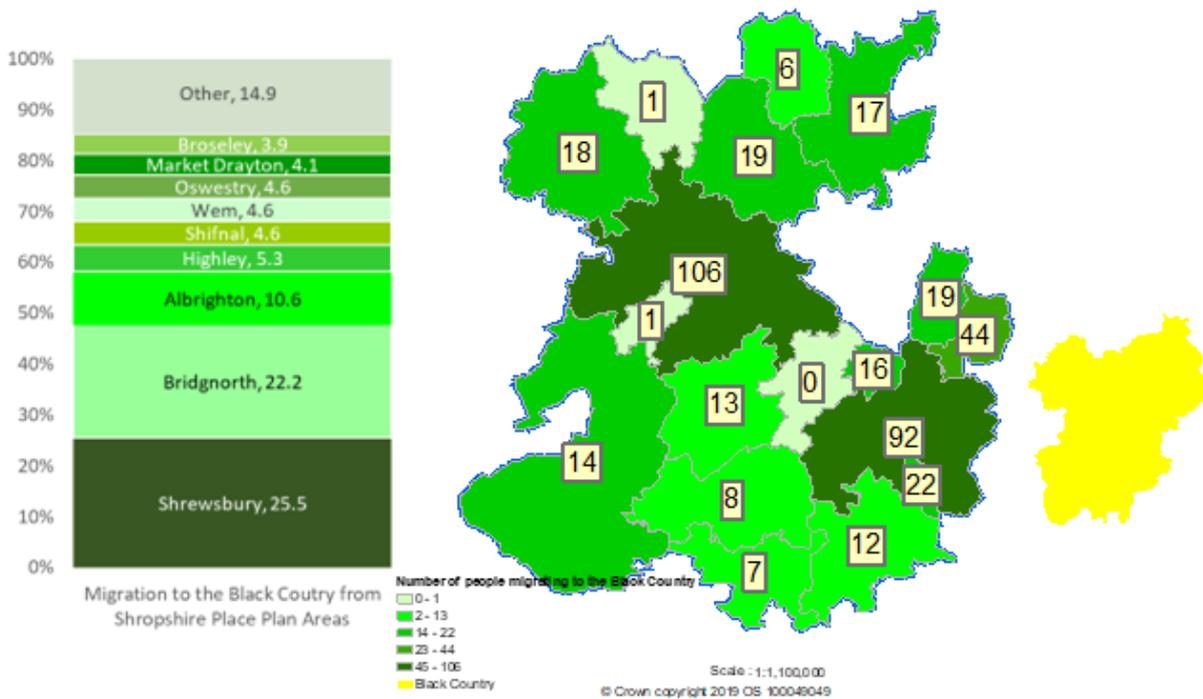
9.10. The Housing Topic Paper (GC4i) provides information on migration patterns at a sub-Shropshire level (based on 2011 Census data). Figure 1 and Figure 2 summarise these migration patterns:

Figure 1: Internal Migration from the Black Country Authorities to Shropshire (at a Sub-



¹ ONS, 2011 Census, Migration - Origin Destination, Crown Copyright

Figure 2: Internal Migration from Shropshire (at a Sub-Shropshire Level) to the Black Country



9.11. It is apparent from this data that the majority of people migrating into Shropshire from the Black Country are moving to eastern and central locations. It is also apparent that the majority of people migrating out of Shropshire to the Black Country are moving from eastern and central locations. Specifically:

- a. Bridgnorth Place Plan Area (25.4%) was by far the most popular destination for people migrating from the Black Country to Shropshire, closely followed by Shrewsbury (13.7%), Broseley (8.9%), Albrighton (8.7%) and Highley (8.2%) Place Plan Areas.
- b. The largest proportion of people migrating from Shropshire to the Black Country were from the Shrewsbury Place Plan Area (25.5%), followed by Bridgnorth (22.2%), and Albrighton (10.6%) Place Plan Areas.

9.12. It is also apparent from this data that migration links between the Black Country and western, north-western and south-western locations within Shropshire are much more limited and are likely to have stronger functional links with other locations such as Cheshire to the north, Herefordshire to the south and Wales to the west.

Commuting Patterns

9.13. The Housing Topic Paper (GC4i) also provides information on commuting patterns at a sub-Shropshire level (based on 2011 Census data).

² ONS, 2011 Census, Migration - Origin Destination, Crown Copyright

9.14. Figure 3 and Figure 4 summarise these commuting patterns:

Figure 3: Commuting Between the Black Country Authorities and Shropshire (at a Sub-Shropshire Level)³

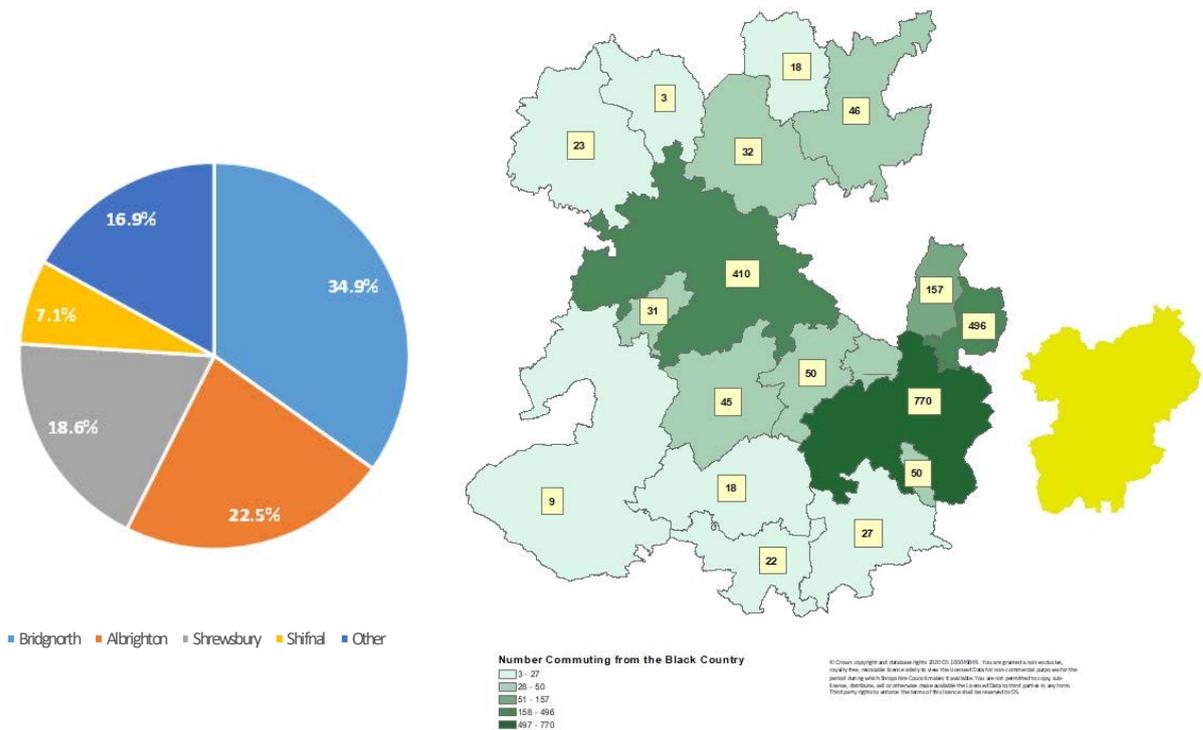
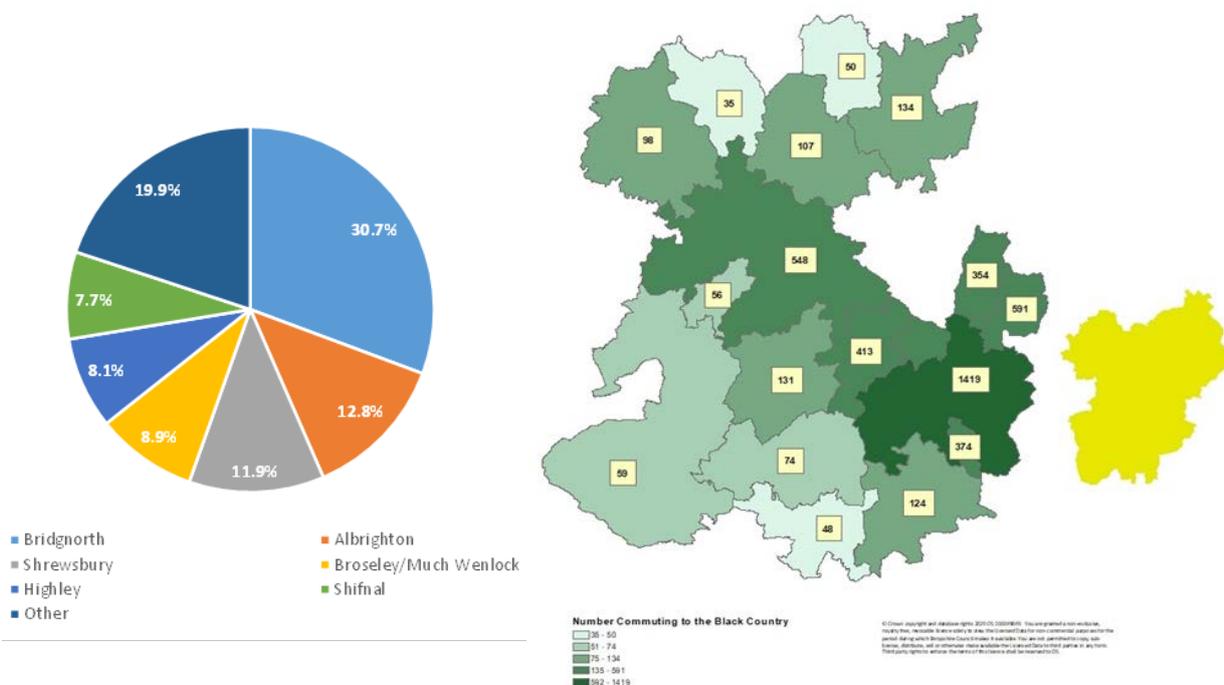


Figure 4: Commuting Between the Black Country Authorities and Shropshire (at a Sub-Shropshire Level)⁴



³ ONS, 2011 Census, Migration - Origin Destination, Crown Copyright

⁴ ONS, 2011 Census, Migration - Origin Destination, Crown Copyright

- 9.15. It is apparent from this data that the majority of people commuting into Shropshire from the Black Country are commuting to eastern and central locations. It is also apparent that the majority of people commuting out of Shropshire to the Black Country are commuting from eastern and central locations. Specifically:
- a. The majority of commuters from the Black Country into Shropshire were employed within the Bridgnorth Place Plan Area (34.9%), followed by Albrighton (22.5%), Shrewsbury (18.6%), and Shifnal (7.1%) Place Plan Areas.
 - b. The largest proportion of people commuting from Shropshire to the Black Country were from the Bridgnorth Place Plan Area (30.7%), followed by Albrighton (12.8%) and Shrewsbury (11.9%) Place Plan Areas.
- 9.16. It is also apparent from this data that commuting links between the Black Country to and western, northern and southern locations within Shropshire are much more limited.

Travel to Work Areas

- 9.17. Travel to Work Areas (TTWA's) are a geography created to approximate labour market areas - self-contained areas in which most people both live and work. As summarised within the Housing Topic Paper (GC4i), only one TTWA applies to both Shropshire and the Black Country, this being the Wolverhampton and Walsall TTWA which represents 2.7% of the Shropshire population. This population is located largely within the Albrighton Place Plan Area, Bridgnorth Place Plan Area and a very small part of the Shifnal Place Plan Area.

Conclusion

- 9.18. It was apparent from the consideration of the range of identified factors, that it is the eastern and central parts of Shropshire that have the strongest functional relationship with the Black Country – they are closest geographically, and generally benefit from the most direct transport links, and contain the areas with the strongest migration and commuting/TTWA links. The functional relationship with the Black Country is significantly more limited within western, northern and southern parts of Shropshire.
- 9.19. It was concluded that potential sites to accommodate the proposed contribution of 1,500 dwellings and 30ha of employment land towards the unmet needs forecast to arise within the Black Country should be located within either central or eastern parts of Shropshire. Specifically, within one or more of the following Place Plan Areas:
- a. Albrighton
 - b. Bridgnorth
 - c. Broseley
 - d. Highley
 - e. Much Wenlock
 - f. Shifnal
 - g. Shrewsbury

9.20. These Place Plan Areas have been identified, as the range of factors considered indicate they have the strongest functional relationship to the Black Country. It was therefore considered that sites in these areas would be best able to promote sustainable patterns of development and would also be most likely to meet the needs of the relevant Black Country households.

Housing

9.21. Within these Place Plan Areas, it was concluded that those sites suitable for accommodating all or part of the proposed contribution to the unmet housing needs forecast to arise within the Black Country would be those associated with the urban areas (Strategic, Principal and Key Centres) with reasonable housing guidelines proposed or potential strategic settlements/strategic sites.

9.22. This was because such locations:

- a. Perform both a local and more strategic function within Shropshire.
- b. Align with the principle of urban focus which underpins the distribution of development across Shropshire.
- c. Consistent with the principle of urban focus, are envisaged to have a reasonable amount of housing development occurring, potentially sufficient to contribute to local needs and more strategic needs.
- d. Are best able to sustainably accommodate the larger sites necessary to support all or part of the proposed contribution to the unmet housing need forecast to arise within the Black Country (alongside local needs).
- e. Generally, offer the services and facilities best able to support connectivity between Shropshire and the Black Country.
- f. Are considered most likely to meet the needs of the relevant Black Country households.

9.23. Conversely other locations (Community Hubs, Community Cluster settlements, and the wider rural area – excluding potential strategic settlements / strategic sites) are:

- a. Generally smaller scale and perform a more local function.
- b. Do not constitute urban areas, therefore they do not align with the principle of urban focus that underpins the distribution of development across Shropshire.
- c. Consistent with the principle of urban focus, are generally envisaged to have a lower amount of housing development occurring.
- d. Are less able to accommodate sites large enough to meet local needs and support all or part of the proposed contribution to the unmet housing need forecast to arise within the Black Country.
- e. Offer lower levels of services and facilities to support connectivity between Shropshire and the Black Country.

Employment

- 9.24. Similarly, within these Place Plan Areas, it was concluded that those sites suitable for accommodating all or part of the proposed contribution to the unmet employment land needs forecast to arise within the Black Country would be those associated with the urban areas (Strategic, Principal and Key Centres) where significant employment land guidelines are proposed or potential strategic settlements / strategic sites.
- 9.25. This was because such locations:
- a. Perform both a local and more strategic function within Shropshire.
 - b. Align with the principle of urban focus which underpins the distribution of development across Shropshire.
 - c. Consistent with the principle of urban focus, are envisaged to have a significant amount of employment land made available for development, potentially sufficient to contribute to local needs and more strategic needs.
 - d. Are best able to sustainably accommodate the larger sites necessary to support all or part of the proposed contribution to the unmet employment land need forecast to arise within the Black Country (alongside local needs).
 - e. Generally, offer the services and facilities best able to support connectivity between Shropshire and the Black Country.
 - f. Are considered most likely to meet the needs of the relevant Black Country households.
- 9.26. Conversely other locations (Key Centres with lower employment land guidelines and supply, Community Hubs, Community Cluster settlements, and the wider rural area – excluding potential strategic settlements / strategic sites) are generally envisaged to have a lower amount of employment land development occurring. They are also generally less able to accommodate the large employment sites sufficient to meet both local needs and support all or part of the proposed contribution to the unmet housing need forecast to arise within the Black Country.

Conclusion

- 9.27. As such, the **reasonable options for sites** to accommodate all or part of the proposed contribution to the unmet housing needs forecast to arise within the Black Country are those in the following locations:
- a. Sites associated with the settlement of Albrighton.
 - b. Sites associated with the settlement of Bridgnorth.
 - c. Sites associated with the settlement of Broseley.
 - d. Sites associated with the settlement of Highley.
 - e. Sites associated with the settlement of Much Wenlock.
 - f. Sites associated with the settlement of Shifnal.
 - g. Sites associated with the settlement of Shrewsbury.

- h. Potential strategic settlements/sites within Albrighton Place Plan Area.
 - i. Potential strategic settlements/sites within Bridgnorth Place Plan Area.
 - j. Potential strategic settlements/sites within Broseley Place Plan Area.
 - k. Potential strategic settlements/sites within Highley Place Plan Area.
 - l. Potential strategic settlements/sites within Much Wenlock Place Plan Area.
 - m. Potential strategic settlements/sites within Shifnal Place Plan Area.
 - n. Potential strategic settlements/sites within Shrewsbury Place Plan Area.
- 9.28. The **reasonable options for sites** to accommodate all or part of the proposed contribution to the unmet employment land needs forecast to arise within the Black Country are those in the following locations:
- a. Sites associated with the settlement of Bridgnorth.
 - b. Sites associated with the settlement of Shifnal.
 - c. Sites associated with the settlement of Shrewsbury.
 - d. Potential strategic settlements/sites within Albrighton Place Plan Area.
 - e. Potential strategic settlements/sites within Bridgnorth Place Plan Area.
 - f. Potential strategic settlements/sites within Broseley Place Plan Area.
 - g. Potential strategic settlements/sites within Highley Place Plan Area.
 - h. Potential strategic settlements/sites within Much Wenlock Place Plan Area.
 - i. Potential strategic settlements/sites within Shifnal Place Plan Area.
 - j. Potential strategic settlements/sites within Shrewsbury Place Plan Area.
- 9.29. Shropshire Council considers that these represent a comprehensive range of reasonable options for sites to accommodate all or part of the proposed contribution of 1,500 dwellings and 30ha of employment land to the unmet needs forecast to arise within the Black Country.

Scope of the Additional SA and Site Assessment Work

- 9.30. Having reviewed the SA and site assessment work already undertaken within the identified reasonable geography, conclusions were reached regarding the scope of the additional SA and Site Assessment work required in order to inform the identification of appropriate site(s) from within the reasonable options identified to accommodate the proposed contributions to the unmet housing and employment land needs forecast to arise within the Black Country.
- 9.31. With regard to the **identification of sites**, it was concluded that a comprehensive process was undertaken to identify sites for consideration within the site assessment process undertaken to inform the identification of proposed allocations within the draft Shropshire Local Plan.

- 9.32. This included a call for sites, identification of potential sites through a Strategic Land Availability Assessment (SLAA), and consideration of sites submitted during each of the five stages of Regulation 18 (Plan Making) consultation undertaken.
- 9.33. It is considered that this represented an extensive and comprehensive range of reasonable options for site allocations across Shropshire and similarly represented an appropriate range of reasonable options for sites to accommodate the proposed contribution to the unmet housing need forecast to arise in the Black Country. Therefore, it was not considered necessary or appropriate to undertake a further call for sites or to seek to identify further sites for consideration within the site assessment process.
- 9.34. **Stage 1 of the Site Assessment process** involved a high-level strategic assessment of sites across Shropshire (within the Strategic Land Availability Assessment), with more detailed assessment undertaken in later stages of assessment. It is at this later stage of assessment that conclusions were reached regarding the sustainability and suitability of sites for allocation. As such, it was also concluded that this stage of the site assessment process did not require updating.
- 9.35. **Stage 2a of the Site Assessment process** involved consideration of the performance of sites against relevant SA Objectives identified through the SA Scoping Report. These SA Objectives are considered appropriate to assess the sustainability of sites to accommodate the needs of Shropshire and any contribution to the Black Country.
- 9.36. The conclusion of **Stage 2a of the site assessment process** involved calculating an overall score for each site, based on performance against all identified SA objectives. Sites were then allocated a category, either 'Good', 'Fair' or 'Poor', through comparison to other sites at the relevant settlement. This was then considered as part of the wider site assessment process.
- 9.37. It is considered the process to calculate an overall score for each site and the principle of allocating each site to a category based on comparison to other relevant sites also remains appropriate when assessing the sustainability of sites to accommodate the needs of Shropshire and any contribution to the Black Country.
- 9.38. However, to allow for comparison across the entirety of the assessment geography (and therefore between all reasonable options for accommodating all or part of the proposed contribution to the unmet housing and employment land needs forecast to arise within the Black Country), a targeted update of the **Stage 2a Site Assessment process** will be undertaken.
- 9.39. This update will allocate each site a category of either 'Good', 'Fair' or 'Poor', through comparison to other sites within the relevant assessment geography identified. This alongside the category allocated on a settlement basis, will be considered as part of the wider site assessment process. In this way, it will inform the identification of appropriate site(s) to accommodate proposed contributions to the unmet needs forecast to arise in the Black Country.

- 9.40. **Stage 2b of the site assessment process** involved a ‘filter’ of sites based on availability, size and strategic suitability. When undertaking this screening, no specific consideration was given to the potential scale of development need in any location. As such, it is considered that this process remains relevant and appropriate for consideration of sites to accommodate the needs of Shropshire and any contribution to the Black Country and did not require updating.
- 9.41. **Stage 3 of the SA and site assessment process** was the point at which detailed consideration of sites that progressed through initial screening was undertaken. It was also at this stage that conclusions regarding proposed allocations were reached.
- 9.42. As such, it is considered that this stage is the most appropriate to consider suitability to accommodate / contribute towards accommodation of the proposed 1,500 dwelling and 30ha of employment land towards the unmet needs forecast to arise within the Black Country and ultimately to identify the site(s) to accommodate these proposed contributions. **Stage 3 of the SA and site assessment process will therefore be subject to a comprehensive update.**
- 9.43. Therefore, the additional SA and site assessment work required was focused within **Stage 2a of the Site Assessment and Stage 3 of the Site Assessment process.**

Targeted Update to the Stage 2a Site Assessment process

- 9.44. The SA Objectives utilised within the SA process to assess the sustainability of sites to meet the needs of Shropshire were considered equally appropriate to assess the sustainability of sites to accommodate all or part of the proposed contribution to the unmet needs forecast to arise in the Black Country.
- 9.45. Similarly, the principle of and process undertaken to allocate each site an overall ‘score’ and allocate a category, either ‘Good’, ‘Fair’ or ‘Poor’, through comparison to other sites was also considered appropriate.
- 9.46. However, to allow for comparison across the entirety of the assessment geography (and therefore between all reasonable options for accommodating all or part of the proposed contribution to the unmet housing and employment land needs forecast to arise within the Black Country), a targeted update of the **Stage 2a Site Assessment process** was required.
- 9.47. This update allocated each site a category of either ‘Good’, ‘Fair’ or ‘Poor’, through comparison to other sites within the relevant assessment geography identified.
- 9.48. Please Note: As this categorisation occurred over a different geography to that utilised when comparing sites in the context of the relevant settlement (or when comparing potential strategic sites / settlements), in some instances sites were allocated to a differing categories across the two process. This is to be expected, given the differing geographies and the differing purposes – accommodating the development needs of a specific settlement and contributing to meeting the needs of Shropshire, compared

with accommodating all or part of the proposed contribution to the unmet needs forecast to arise within the Black Country.

9.49. The results of this exercise, alongside the category allocated on a settlement basis, will be considered as part of the wider site assessment process. In this way, it will inform the identification of appropriate site(s) to accommodate proposed contributions to the unmet needs forecast to arise in the Black Country.

Updating the Stage 3 Site Assessment process

9.50. To allow for the Stage 3 Site Assessment process to effectively consider the sites that constitute reasonable options to accommodate all or part of the proposed contribution to the unmet needs forecast to arise within the Black Country, it was concluded that three further specific factors required consideration, these being:

- a. The results of the targeted update to the Stage 2a site assessment;
- b. Relationship of the site and where appropriate the associated settlement to the Black Country; and
- c. Potential of the site to accommodate all or part of the proposed contribution to the Black Country.

9.51. Other strategic factors related to the suitability and appropriateness of a site accommodating all or part of the proposed contribution to the Black Country were addressed as part of the wider strategic considerations.

9.52. These factors alongside other factors considered within the site assessment process then ultimately informed the decision regarding which sites are proposed to accommodate all or part of the proposed contributions to the unmet needs forecast to arise within the Black Country and equally which sites are not proposed to accommodate all or part of the proposed contribution to the unmet needs forecast to arise within the Black Country.

Summary of the Additional SA and Site Assessment Work

9.53. **The Updated Stage 2a SA and Site Assessment work and the Updated Stage 3 Site Assessments form Appendices 1-10 of this Additional SA Report.**

9.54. Appendix 1 of this Additional SA Report provides the updated Stage 2a housing Assessments, for all the relevant settlements and the identified potential strategic settlements/sites. A summary of the results of this updated assessment is provided within Table 9.1:

Table 9.1: Summary of the Conclusions of the Stage 2a Housing Site Assessments

Settlement:	Site Ref:	Overall Settlement Sustainability Conclusion	Overall Black Country Contribution Sustainability Conclusion
Albrighton	ALB002	Good	Fair
Albrighton	ALB003	Good	Good

Settlement:	Site Ref:	Overall Settlement Sustainability Conclusion	Overall Black Country Contribution Sustainability Conclusion
Albrighton	ALB005	Good	Good
Albrighton	ALB007	Good	Good
Albrighton	ALB008	Good	Good
Albrighton	ALB009	Fair	Fair
Albrighton	ALB010	Poor	Fair
Albrighton	ALB013	Good	Good
Albrighton	ALB014	Good	Good
Albrighton	ALB015	Poor	Fair
Albrighton	ALB016	Poor	Fair
Albrighton	ALB017	Fair	Fair
Albrighton	ALB018	Good	Good
Albrighton	ALB019	Poor	Fair
Albrighton	ALB020	Poor	Fair
Albrighton	ALB021	Poor	Fair
Albrighton	ALB022	Poor	Fair
Albrighton	ALB023	Good	Fair
Albrighton	ALB024	Poor	Fair
Albrighton	P32a	Good	Fair
Albrighton	P32b	Fair	Fair
Albrighton	P32c	Fair	Fair
Albrighton	P35	Fair	Fair
Albrighton	P36a	Fair	Fair
Albrighton	P36b	Good	Good
Albrighton	P37a	Poor	Fair
Albrighton	P37b	Poor	Fair
Albrighton	P38	Fair	Fair
Albrighton	P39	Poor	Fair
Albrighton	ALB017 & ALB021	Fair	Fair

Settlement:	Site Ref:	Overall Settlement Sustainability Conclusion	Overall Black Country Contribution Sustainability Conclusion
Bridgnorth	BRD001	Good	Good
Bridgnorth	BRD003	Good	Good
Bridgnorth	BRD005	Fair	Fair
Bridgnorth	BRD006	Fair	Fair
Bridgnorth	BRD006a	Fair	Fair
Bridgnorth	BRD007X	Fair	Fair
Bridgnorth	BRD011	Fair	Fair
Bridgnorth	BRD012	Fair	Good
Bridgnorth	BRD014	Fair	Fair
Bridgnorth	BRD015X	Fair	Fair
Bridgnorth	BRD016	Poor	Fair

Settlement:	Site Ref:	Overall Settlement Sustainability Conclusion	Overall Black Country Contribution Sustainability Conclusion
Bridgnorth	BRD017	Fair	Fair
Bridgnorth	BRD018X	Fair	Good
Bridgnorth	BRD019	Fair	Fair
Bridgnorth	BRD019a	Fair	Fair
Bridgnorth	BRD021	Fair	Fair
Bridgnorth	BRD022	Fair	Good
Bridgnorth	BRD023	Fair	Good
Bridgnorth	BRD024	Fair	Good
Bridgnorth	BRD025	Fair	Good
Bridgnorth	BRD026	Fair	Fair
Bridgnorth	BRD027	Good	Good
Bridgnorth	BRD028	Fair	Fair
Bridgnorth	BRD030	Fair	Fair
Bridgnorth	BRD031	Poor	Fair
Bridgnorth	BRD032	Fair	Fair
Bridgnorth	ODY001	Poor	Fair
Bridgnorth	ODY002	Poor	Fair
Bridgnorth	ODY004	Poor	Fair
Bridgnorth	ODY007	Fair	Fair
Bridgnorth	ODY008	Poor	Fair
Bridgnorth	ODY009	Poor	Poor
Bridgnorth	ODY010	Poor	Fair
Bridgnorth	ODY011X	Poor	Fair
Bridgnorth	P52	Poor	Poor
Bridgnorth	P53a	Poor	Fair
Bridgnorth	P53b	Poor	Poor
Bridgnorth	P54	Poor	Fair
Bridgnorth	P55	Fair	Fair
Bridgnorth	P56	Fair	Fair
Bridgnorth	P58a	Fair	Fair
Bridgnorth	P58b	Fair	Fair
Bridgnorth	P59	Fair	Fair
Bridgnorth	P61	Poor	Poor
Bridgnorth	P62	Poor	Fair
Bridgnorth	P63	Poor	Poor
Bridgnorth	STC001	Fair	Fair
Bridgnorth	STC002	Fair	Fair
Bridgnorth	STC003	Fair	Fair
Bridgnorth	STC004	Fair	Fair
Bridgnorth	STC005	Fair	Fair
Bridgnorth	STC006	Fair	Fair

Settlement:	Site Ref:	Overall Settlement Sustainability Conclusion	Overall Black Country Contribution Sustainability Conclusion
Broseley	BEH001	Fair	Fair
Broseley	BEH002	Fair	Fair
Broseley	BEH003X	Fair	Fair
Broseley	BEH006	Fair	Fair
Broseley	BEH007	Fair	Fair
Broseley	BEH008	Fair	Fair
Broseley	BRO004	Good	Good
Broseley	BRO006X	Fair	Fair
Broseley	BRO007	Good	Good
Broseley	BRO010	Good	Good
Broseley	BRO011	Poor	Poor
Broseley	BRO012	Good	Good
Broseley	BRO014	Poor	Poor
Broseley	BRO015	Good	Good
Broseley	BRO020	Good	Good
Broseley	BRO021	Fair	Fair
Broseley	BRO022	Good	Good
Broseley	BRO024	Fair	Fair
Broseley	BRO026	Fair	Fair
Broseley	BRO027	Good	Good
Broseley	BRO028X	Good	Good
Broseley	BRO029	Good	Good
Broseley	BRO030	Fair	Fair
Broseley	BRO031	Fair	Fair
Broseley	BRO032	Poor	Poor
Broseley	BRO033	Poor	Poor
Broseley	BRO034	Poor	Fair
Broseley	BRO035X	Good	Good
Broseley	BRO036	Fair	Fair
Broseley	BRO037	Good	Good
Broseley	BRO038	Fair	Fair
Broseley	BRO039	Good	Good
Broseley	BRO040	Fair	Fair
Broseley	BRO041	Fair	Fair
Broseley	BRO042	Fair	Fair
Broseley	BRO043	Fair	Fair
Broseley	JKD001	Poor	Poor
Broseley	JKD002	Poor	Poor
Broseley	JKD003	Poor	Fair
Broseley	JKD004	Fair	Fair
Broseley	JKD004VAR	Poor	Fair

Settlement:	Site Ref:	Overall Settlement Sustainability Conclusion	Overall Black Country Contribution Sustainability Conclusion
Highley	HNN001	Fair	Fair
Highley	HNN002	Fair	Good
Highley	HNN003X	Good	Good
Highley	HNN004	Fair	Good
Highley	HNN006	Fair	Good
Highley	HNN008	Fair	Fair
Highley	HNN009	Fair	Fair
Highley	HNN010	Good	Good
Highley	HNN010a	Fair	Fair
Highley	HNN010b	Fair	Good
Highley	HNN012X	Good	Good
Highley	HNN013	Fair	Fair
Highley	HNN014	Good	Good
Highley	HNN015	Fair	Fair
Highley	HNN016	Good	Good
Highley	HNN017	Fair	Fair
Highley	HNN018	Poor	Fair
Highley	HNN019	Fair	Fair
Highley	HNN021	Poor	Fair
Highley	HNN023	Fair	Good
Highley	HNN025	Fair	Good
Highley	HNN026	Fair	Good

Settlement:	Site Ref:	Overall Settlement Sustainability Conclusion	Overall Black Country Contribution Sustainability Conclusion
Much Wenlock	MUW001	Fair	Fair
Much Wenlock	MUW002	Good	Good
Much Wenlock	MUW003	Good	Good
Much Wenlock	MUW006	Good	Good
Much Wenlock	MUW007	Good	Good
Much Wenlock	MUW008	Good	Good
Much Wenlock	MUW009	Good	Good
Much Wenlock	MUW010	Poor	Fair
Much Wenlock	MUW011	Poor	Fair
Much Wenlock	MUW012	Fair	Fair
Much Wenlock	MUW012VAR	Fair	Fair
Much Wenlock	MUW013	Poor	Fair
Much Wenlock	MUW014	Poor	Fair
Much Wenlock	MUW015	Good	Good
Much Wenlock	MUW016	Fair	Fair
Much Wenlock	MUW016VAR	Good	Good
Much Wenlock	MUW017	Fair	Fair

Settlement:	Site Ref:	Overall Settlement Sustainability Conclusion	Overall Black Country Contribution Sustainability Conclusion
Shifnal	P10	Fair	Fair
Shifnal	P14	Fair	Fair
Shifnal	P15a	Poor	Poor
Shifnal	P15b	Poor	Poor
Shifnal	P16	Fair	Fair
Shifnal	P17a	Fair	Fair
Shifnal	P17b	Fair	Fair
Shifnal	SHF004	Good	Fair
Shifnal	SHF005	Good	Good
Shifnal	SHF007	Poor	Fair
Shifnal	SHF009	Good	Good
Shifnal	SHF013	Good	Fair
Shifnal	SHF015	Fair	Fair
Shifnal	SHF016	Good	Fair
Shifnal	SHF017	Good	Fair
Shifnal	SHF018a	Fair	Fair
Shifnal	SHF018b	Poor	Fair
Shifnal	SHF018c	Good	Fair
Shifnal	SHF018d	Poor	Fair
Shifnal	SHF019	Fair	Fair
Shifnal	SHF019VAR	Fair	Fair
Shifnal	SHF021	Fair	Fair
Shifnal	SHF022	Fair	Fair
Shifnal	SHF023	Fair	Fair
Shifnal	SHF024	Poor	Poor
Shifnal	SHF025	Good	Fair
Shifnal	SHF026	Poor	Fair
Shifnal	SHF027	Good	Good
Shifnal	SHF028	Good	Fair
Shifnal	SHF029	Fair	Fair
Shifnal	SHF032	Good	Fair
Shifnal	SHF033	Good	Fair
Shifnal	SHF034	Good	Fair
Shifnal	SHF035	Fair	Fair
Shifnal	SHF037	Good	Fair
Shifnal	SHF015 & SHF029	Fair	Fair
Shifnal	SHF018b & SHF018d	Poor	Fair
Shifnal	SHF022 & SHF023 (part)	Fair	Fair

Settlement:	Site Ref:	Overall Settlement Sustainability Conclusion	Overall Black Country Contribution Sustainability Conclusion
Shrewsbury	BES001X	Poor	Fair
Shrewsbury	BES002	Poor	Fair

Settlement:	Site Ref:	Overall Settlement Sustainability Conclusion	Overall Black Country Contribution Sustainability Conclusion
Shrewsbury	BES003	Fair	Good
Shrewsbury	BIT026	Fair	Fair
Shrewsbury	GVH001X	Poor	Poor
Shrewsbury	SHR001X	Good	Good
Shrewsbury	SHR002	Fair	Fair
Shrewsbury	SHR003	Good	Good
Shrewsbury	SHR004	Good	Good
Shrewsbury	SHR005	Fair	Fair
Shrewsbury	SHR006	Good	Good
Shrewsbury	SHR007	Good	Good
Shrewsbury	SHR008	Good	Good
Shrewsbury	SHR011	Good	Good
Shrewsbury	SHR012	Good	Good
Shrewsbury	SHR014	Fair	Fair
Shrewsbury	SHR015	Good	Good
Shrewsbury	SHR016	Good	Good
Shrewsbury	SHR019	Fair	Fair
Shrewsbury	SHR020	Good	Good
Shrewsbury	SHR021X	Fair	Fair
Shrewsbury	SHR022X	Good	Good
Shrewsbury	SHR023	Fair	Fair
Shrewsbury	SHR025	Poor	Fair
Shrewsbury	SHR026	Poor	Fair
Shrewsbury	SHR027	Poor	Poor
Shrewsbury	SHR031	Poor	Fair
Shrewsbury	SHR032	Fair	Fair
Shrewsbury	SHR033X	Good	Good
Shrewsbury	SHR035	Good	Good
Shrewsbury	SHR036X	Good	Good
Shrewsbury	SHR037	Good	Good
Shrewsbury	SHR038	Fair	Good
Shrewsbury	SHR039X	Good	Good
Shrewsbury	SHR040	Fair	Good
Shrewsbury	SHR041X	Fair	Fair
Shrewsbury	SHR042	Fair	Fair
Shrewsbury	SHR043X	Good	Good
Shrewsbury	SHR044	Poor	Fair
Shrewsbury	SHR046	Poor	Fair
Shrewsbury	SHR053	Good	Good
Shrewsbury	SHR054a	Fair	Good
Shrewsbury	SHR054b	Fair	Fair
Shrewsbury	SHR054c	Fair	Fair
Shrewsbury	SHR055	Fair	Fair

Settlement:	Site Ref:	Overall Settlement Sustainability Conclusion	Overall Black Country Contribution Sustainability Conclusion
Shrewsbury	SHR056	Poor	Fair
Shrewsbury	SHR057	Fair	Good
Shrewsbury	SHR058	Poor	Fair
Shrewsbury	SHR059X	Fair	Fair
Shrewsbury	SHR060	Fair	Good
Shrewsbury	SHR063	Fair	Fair
Shrewsbury	SHR064	Fair	Good
Shrewsbury	SHR065	Fair	Fair
Shrewsbury	SHR066	Fair	Fair
Shrewsbury	SHR067	Good	Good
Shrewsbury	SHR074	Good	Good
Shrewsbury	SHR075X	Fair	Good
Shrewsbury	SHR076	Fair	Fair
Shrewsbury	SHR077	Good	Good
Shrewsbury	SHR080	Fair	Fair
Shrewsbury	SHR081	Fair	Fair
Shrewsbury	SHR083	Good	Good
Shrewsbury	SHR084	Good	Good
Shrewsbury	SHR085	Fair	Fair
Shrewsbury	SHR086	Good	Good
Shrewsbury	SHR088	Good	Good
Shrewsbury	SHR090X	Fair	Good
Shrewsbury	SHR093	Fair	Good
Shrewsbury	SHR096	Fair	Fair
Shrewsbury	SHR099	Fair	Fair
Shrewsbury	SHR100	Poor	Fair
Shrewsbury	SHR101X	Fair	Fair
Shrewsbury	SHR103	Good	Good
Shrewsbury	SHR104	Poor	Fair
Shrewsbury	SHR105	Fair	Fair
Shrewsbury	SHR106	Fair	Fair
Shrewsbury	SHR109	Poor	Fair
Shrewsbury	SHR110	Fair	Fair
Shrewsbury	SHR111	Fair	Fair
Shrewsbury	SHR115	Fair	Fair
Shrewsbury	SHR116	Fair	Fair
Shrewsbury	SHR117	Fair	Fair
Shrewsbury	SHR120	Good	Good
Shrewsbury	SHR121	Good	Good
Shrewsbury	SHR123	Fair	Good
Shrewsbury	SHR124X	Good	Good
Shrewsbury	SHR126	Good	Good
Shrewsbury	SHR127	Good	Good

Settlement:	Site Ref:	Overall Settlement Sustainability Conclusion	Overall Black Country Contribution Sustainability Conclusion
Shrewsbury	SHR131	Good	Good
Shrewsbury	SHR132	Fair	Fair
Shrewsbury	SHR134	Fair	Fair
Shrewsbury	SHR137X	Good	Good
Shrewsbury	SHR138X	Fair	Fair
Shrewsbury	SHR139	Good	Good
Shrewsbury	SHR140	Fair	Fair
Shrewsbury	SHR141X	Good	Good
Shrewsbury	SHR142	Poor	Fair
Shrewsbury	SHR143X	Poor	Fair
Shrewsbury	SHR144X	Fair	Fair
Shrewsbury	SHR145	Fair	Good
Shrewsbury	SHR146	Good	Good
Shrewsbury	SHR147	Good	Good
Shrewsbury	SHR148	Fair	Fair
Shrewsbury	SHR149	Poor	Fair
Shrewsbury	SHR150	Good	Good
Shrewsbury	SHR154	Fair	Fair
Shrewsbury	SHR157	Poor	Fair
Shrewsbury	SHR157VAR	Poor	Fair
Shrewsbury	SHR158	Fair	Fair
Shrewsbury	SHR159	Good	Good
Shrewsbury	SHR160	Poor	Poor
Shrewsbury	SHR161	Fair	Fair
Shrewsbury	SHR162	Fair	Fair
Shrewsbury	SHR163	Fair	Good
Shrewsbury	SHR164	Poor	Poor
Shrewsbury	SHR165	Good	Good
Shrewsbury	SHR166	Fair	Fair
Shrewsbury	SHR167	Fair	Fair
Shrewsbury	SHR168	Fair	Good
Shrewsbury	SHR169	Poor	Fair
Shrewsbury	SHR170	Poor	Fair
Shrewsbury	SHR171	Good	Good
Shrewsbury	SHR172	Fair	Good
Shrewsbury	SHR173	Fair	Fair
Shrewsbury	SHR174	Fair	Fair
Shrewsbury	SHR175	Fair	Fair
Shrewsbury	SHR176	Fair	Fair
Shrewsbury	SHR177	Good	Good
Shrewsbury	SHR178	Fair	Fair
Shrewsbury	SHR179	Good	Good
Shrewsbury	SHR180	Good	Good

Settlement:	Site Ref:	Overall Settlement Sustainability Conclusion	Overall Black Country Contribution Sustainability Conclusion
Shrewsbury	SHR181	Fair	Good
Shrewsbury	SHR182	Fair	Fair
Shrewsbury	SHR183	Fair	Good
Shrewsbury	SHR184x	Fair	Fair
Shrewsbury	SHR185	Fair	Fair
Shrewsbury	SHR186	Fair	Fair
Shrewsbury	SHR187	Fair	Fair
Shrewsbury	SHR188	Poor	Fair
Shrewsbury	SHR189	Fair	Fair
Shrewsbury	SHR190	Fair	Fair
Shrewsbury	SHR191	Poor	Fair
Shrewsbury	SHR192	Poor	Fair
Shrewsbury	SHR193	Poor	Fair
Shrewsbury	SHR194	Fair	Fair
Shrewsbury	SHR195	Poor	Fair
Shrewsbury	SHR196	Fair	Fair
Shrewsbury	SHR197	Fair	Fair
Shrewsbury	SHR197VAR	Fair	Fair
Shrewsbury	SHR198	Poor	Poor
Shrewsbury	SHR199	Poor	Fair
Shrewsbury	SHR200	Good	Good
Shrewsbury	SHR201	Poor	Fair
Shrewsbury	SHR203	Fair	Fair
Shrewsbury	SHR204	Poor	Fair
Shrewsbury	SHR205	Poor	Fair
Shrewsbury	SHR206	Fair	Fair
Shrewsbury	SHR207	Fair	Fair
Shrewsbury	SHR208	Fair	Fair
Shrewsbury	SHR209	Poor	Fair
Shrewsbury	SHR210	Fair	Fair
Shrewsbury	SHR211	Good	Good
Shrewsbury	SHR212	Fair	Fair
Shrewsbury	SHR213	Fair	Fair
Shrewsbury	SHR215	Poor	Fair
Shrewsbury	SHR216	Poor	Poor
Shrewsbury	SHR217	Good	Good
Shrewsbury	SHR218	Fair	Fair
Shrewsbury	SHR219	Fair	Fair
Shrewsbury	SHR221	Fair	Fair
Shrewsbury	SHR222	Poor	Poor
Shrewsbury	SHR223	Poor	Fair
Shrewsbury	SHR224	Fair	Fair
Shrewsbury	SHR225	Fair	Fair

Settlement:	Site Ref:	Overall Settlement Sustainability Conclusion	Overall Black Country Contribution Sustainability Conclusion
Shrewsbury	SLC002	Poor	Fair
Shrewsbury	SLC003	Poor	Fair
Shrewsbury	UFF001	Poor	Fair
Shrewsbury	UFF002	Poor	Fair
Shrewsbury	UFF003X	Poor	Fair
Shrewsbury	UFF004	Poor	Fair
Shrewsbury	UFF005	Poor	Fair
Shrewsbury	UFF006	Poor	Fair
Shrewsbury	UFF007	Poor	Fair
Shrewsbury	UFF008	Poor	Fair
Shrewsbury	SHR057 & SHR177	Good	Good
Shrewsbury	SHR060, SHR158 & SHR161	Fair	Fair

Settlement:	Site Ref:	Overall Settlement Sustainability Conclusion	Overall Black Country Contribution Sustainability Conclusion
Potential Strategic Site	ALB018	Good	Good
Potential Strategic Site	BAY003	Fair	Fair
Potential Strategic Site	BNT002	Fair	Poor
Potential Strategic Site	BRD011	Fair	Fair
Potential Strategic Site	BRD030	Fair	Fair
Potential Strategic Site	BRD032	Good	Fair
Potential Strategic Site	BWU001	Fair	Fair
Potential Strategic Site	HDL017	Good	Good
Potential Strategic Site	HNN026	Good	Good
Potential Strategic Site	IRN001	Poor	Poor
Potential Strategic Site	LUD004	Fair	Fair
Potential Strategic Site	LUD041	Good	Fair
Potential Strategic Site	Madeley	Good	Fair
Potential Strategic Site	MDR042 Amended	Good	Fair
Potential Strategic Site	MDR046	Fair	Fair
Potential Strategic Site	MDR049	Fair	Fair
Potential Strategic Site	MOR012	Good	Good
Potential Strategic Site	OSW060	Good	Good
Potential Strategic Site	P10	Fair	Fair
Potential Strategic Site	P16	Fair	Fair
Potential Strategic Site	P17a	Fair	Fair
Potential Strategic Site	P17b	Fair	Fair
Potential Strategic Site	P26	Poor	Poor
Potential Strategic Site	P26 amended	Poor	Poor
Potential Strategic Site	P26 AmendedV2	Poor	Poor
Potential Strategic Site	P28	Fair	Fair
Potential Strategic Site	P28 & parts of P30 &P40	Fair	Fair

Settlement:	Site Ref:	Overall Settlement Sustainability Conclusion	Overall Black Country Contribution Sustainability Conclusion
Potential Strategic Site	P28 and parts of CFD001, P30 and P40	Fair	Fair
Potential Strategic Site	P29	Poor	Poor
Potential Strategic Site	P30	Fair	Fair
Potential Strategic Site	P35	Good	Fair
Potential Strategic Site	P36b	Good	Fair
Potential Strategic Site	P40	Fair	Fair
Potential Strategic Site	P53b	Fair	Poor
Potential Strategic Site	P54	Fair	Fair
Potential Strategic Site	P56	Fair	Fair
Potential Strategic Site	P59	Fair	Fair
Potential Strategic Site	P61	Poor	Poor
Potential Strategic Site	P63	Poor	Poor
Potential Strategic Site	RED006	Fair	Fair
Potential Strategic Site	RUY020	Good	Good
Potential Strategic Site	SHF017	Good	Fair
Potential Strategic Site	SHF018c	Good	Fair
Potential Strategic Site	SHF018d	Fair	Fair
Potential Strategic Site	SHF024	Poor	Poor
Potential Strategic Site	SHF034	Good	Good
Potential Strategic Site	SHF035	Fair	Fair
Potential Strategic Site	SHF037	Fair	Fair
Potential Strategic Site	SHH002	Fair	Poor
Potential Strategic Site	SHR057	Good	Good
Potential Strategic Site	SHR058	Fair	Fair
Potential Strategic Site	SHR105	Fair	Fair
Potential Strategic Site	SHR109	Fair	Fair
Potential Strategic Site	SHR157	Fair	Fair
Potential Strategic Site	SHR157 VAR	Poor	Poor
Potential Strategic Site	SHR158	Fair	Fair
Potential Strategic Site	SHR166	Fair	Fair
Potential Strategic Site	SHR174	Fair	Fair
Potential Strategic Site	SHR176	Good	Fair
Potential Strategic Site	SHR181	Good	Good
Potential Strategic Site	SHR190	Good	Fair
Potential Strategic Site	SHR192	Fair	Fair
Potential Strategic Site	SHR196	Good	Fair
Potential Strategic Site	SHR197	Fair	Fair
Potential Strategic Site	SHR198	Poor	Poor
Potential Strategic Site	SHR219	Good	Fair
Potential Strategic Site	SHR225	Good	Fair
Potential Strategic Site	STC004	Good	Fair
Potential Strategic Site	WAH006	Fair	Fair
Potential Strategic Site	WIC010	Fair	Fair

Albrighton Settlement Range is 1 to -11; Good is 1 to -3; Fair is -4 to-7; Poor is -8 to-11
 Bridgnorth Settlement Range is 7 to -15; Good is 7 to 0; Fair is -1 to -8; Poor is -9 to -15
 Broseley Settlement Range is 5 to -18; Good is 5 to -2; Fair is -3 to -10; Poor is -11 to -18
 Highley Settlement Range is 5 to -11; Good is 5 to 0; Fair is -1 to-6; Poor is -7 to -11
 Much Wenlock Settlement Range is Range is 1 to -11; Good is 1 to -3; Fair is -4 to -7; Poor is -8 to -11
 Shifnal Settlement Range is -1 to -15; Good is -1 to -5; Fair is -6 to -10; Poor is -11 to -15
 Shrewsbury Settlement Range is 6 to -15; Good is 6 to -1; Fair is -2 to -8; Poor is -9 to -15
 Strategic Settlements / Strategic Sites Range is 2 to -21; Good is 2 to -5; Fair is -6 to -13; Poor is -14 to -21
 Settlements and Strategic Settlements/Sites within scope for the Black Country Contribution Range is 7 to -21; Good is 7 to -2; Fair is -3 to -12; Poor is -13 to -21

9.55. Appendix 2 of this Additional SA Report provides the updated Stage 2a employment Assessments, for all the relevant settlements and the identified potential strategic settlements/sites. A summary of the results of this updated assessment is provided within Table 9.2:

Table 9.2: Summary of the Conclusions of the Stage 2a Employment Site Assessments

Settlement:	Site Ref:	Overall Settlement Sustainability Conclusion	Overall Black Country Contribution Sustainability Conclusion
Bridgnorth	BRD001	Good	Good
Bridgnorth	BRD003	Good	Good
Bridgnorth	BRD005	Fair	Fair
Bridgnorth	BRD006	Fair	Fair
Bridgnorth	BRD006a	Fair	Fair
Bridgnorth	BRD007X	Fair	Fair
Bridgnorth	BRD011	Fair	Fair
Bridgnorth	BRD012	Good	Good
Bridgnorth	BRD014	Fair	Fair
Bridgnorth	BRD015X	Fair	Fair
Bridgnorth	BRD016	Poor	Fair
Bridgnorth	BRD017	Fair	Good
Bridgnorth	BRD018X	Good	Good
Bridgnorth	BRD019	Fair	Good
Bridgnorth	BRD019a	Fair	Good
Bridgnorth	BRD021	Fair	Fair
Bridgnorth	BRD022	Fair	Fair
Bridgnorth	BRD023	Good	Good
Bridgnorth	BRD024	Good	Good
Bridgnorth	BRD025	Good	Good
Bridgnorth	BRD026	Fair	Fair
Bridgnorth	BRD027	Good	Good

Settlement:	Site Ref:	Overall Settlement Sustainability Conclusion	Overall Black Country Contribution Sustainability Conclusion
Bridgnorth	BRD028	Fair	Fair
Bridgnorth	BRD030	Fair	Fair
Bridgnorth	BRD031	Poor	Fair
Bridgnorth	BRD032	Fair	Fair
Bridgnorth	ODY001	Poor	Fair
Bridgnorth	ODY002	Poor	Fair
Bridgnorth	ODY004	Poor	Fair
Bridgnorth	ODY007	Fair	Fair
Bridgnorth	ODY008	Poor	Fair
Bridgnorth	ODY009	Poor	Poor
Bridgnorth	ODY010	Poor	Poor
Bridgnorth	ODY011X	Poor	Fair
Bridgnorth	P52	Poor	Poor
Bridgnorth	P53a	Poor	Fair
Bridgnorth	P53b	Poor	Fair
Bridgnorth	P54	Poor	Fair
Bridgnorth	P55	Fair	Fair
Bridgnorth	P56	Fair	Fair
Bridgnorth	P58a	Fair	Fair
Bridgnorth	P58b	Fair	Fair
Bridgnorth	P59	Fair	Fair
Bridgnorth	P61	Poor	Fair
Bridgnorth	P62	Poor	Fair
Bridgnorth	P63	Poor	Poor
Bridgnorth	STC001	Fair	Fair
Bridgnorth	STC002	Fair	Fair
Bridgnorth	STC003	Fair	Fair
Bridgnorth	STC004	Fair	Fair
Bridgnorth	STC005	Fair	Fair
Bridgnorth	STC006	Fair	Fair

Settlement:	Site Ref:	Overall Settlement Sustainability Conclusion	Overall Black Country Contribution Sustainability Conclusion
Shifnal	P10	Poor	Fair
Shifnal	P14	Good	Fair
Shifnal	P15a	Poor	Fair
Shifnal	P15b	Poor	Poor
Shifnal	P16	Fair	Fair
Shifnal	P17a	Fair	Fair
Shifnal	P17b	Fair	Fair

Settlement:	Site Ref:	Overall Settlement Sustainability Conclusion	Overall Black Country Contribution Sustainability Conclusion
Shifnal	SHF004	Fair	Fair
Shifnal	SHF005	Good	Fair
Shifnal	SHF007	Fair	Fair
Shifnal	SHF009	Good	Fair
Shifnal	SHF013	Good	Fair
Shifnal	SHF015	Good	Fair
Shifnal	SHF016	Good	Fair
Shifnal	SHF017	Good	Fair
Shifnal	SHF018a	Fair	Fair
Shifnal	SHF018b	Fair	Fair
Shifnal	SHF018c	Good	Fair
Shifnal	SHF018d	Fair	Fair
Shifnal	SHF019	Fair	Fair
Shifnal	SHF019VAR	Fair	Fair
Shifnal	SHF021	Fair	Fair
Shifnal	SHF022	Fair	Fair
Shifnal	SHF023	Fair	Fair
Shifnal	SHF024	Poor	Fair
Shifnal	SHF025	Fair	Fair
Shifnal	SHF026	Fair	Fair
Shifnal	SHF027	Good	Fair
Shifnal	SHF028	Good	Fair
Shifnal	SHF029	Fair	Fair
Shifnal	SHF032	Good	Fair
Shifnal	SHF033	Good	Fair
Shifnal	SHF034	Good	Fair
Shifnal	SHF035	Good	Fair
Shifnal	SHF037	Good	Fair
Shifnal	SHF018b & SHF018d	Fair	Fair

Settlement:	Site Ref:	Overall Settlement Sustainability Conclusion	Overall Black Country Contribution Sustainability Conclusion
Shrewsbury	BES001X	Poor	Fair
Shrewsbury	BES002	Poor	Fair
Shrewsbury	BES003	Good	Good
Shrewsbury	BIT026	Fair	Fair
Shrewsbury	GVH001X	Poor	Poor
Shrewsbury	SHR001X	Good	Good
Shrewsbury	SHR002	Fair	Fair
Shrewsbury	SHR003	Good	Good

Settlement:	Site Ref:	Overall Settlement Sustainability Conclusion	Overall Black Country Contribution Sustainability Conclusion
Shrewsbury	SHR004	Fair	Good
Shrewsbury	SHR005	Poor	Fair
Shrewsbury	SHR006	Good	Good
Shrewsbury	SHR007	Good	Good
Shrewsbury	SHR008	Good	Good
Shrewsbury	SHR011	Good	Good
Shrewsbury	SHR012	Good	Good
Shrewsbury	SHR014	Fair	Fair
Shrewsbury	SHR015	Fair	Good
Shrewsbury	SHR016	Good	Good
Shrewsbury	SHR019	Fair	Fair
Shrewsbury	SHR020	Good	Good
Shrewsbury	SHR021X	Fair	Fair
Shrewsbury	SHR022X	Fair	Fair
Shrewsbury	SHR023	Fair	Fair
Shrewsbury	SHR025	Poor	Fair
Shrewsbury	SHR026	Poor	Fair
Shrewsbury	SHR027	Poor	Fair
Shrewsbury	SHR031	Poor	Fair
Shrewsbury	SHR032	Fair	Fair
Shrewsbury	SHR033X	Fair	Good
Shrewsbury	SHR035	Good	Good
Shrewsbury	SHR036X	Good	Good
Shrewsbury	SHR037	Good	Good
Shrewsbury	SHR038	Fair	Good
Shrewsbury	SHR039X	Good	Good
Shrewsbury	SHR040	Fair	Good
Shrewsbury	SHR041X	Fair	Fair
Shrewsbury	SHR042	Fair	Fair
Shrewsbury	SHR043X	Good	Good
Shrewsbury	SHR044	Poor	Fair
Shrewsbury	SHR046	Poor	Fair
Shrewsbury	SHR053	Fair	Good
Shrewsbury	SHR054a	Fair	Fair
Shrewsbury	SHR054b	Poor	Fair
Shrewsbury	SHR054c	Fair	Fair
Shrewsbury	SHR055	Fair	Good
Shrewsbury	SHR056	Poor	Fair
Shrewsbury	SHR057	Fair	Good
Shrewsbury	SHR058	Poor	Fair
Shrewsbury	SHR059X	Fair	Fair

Settlement:	Site Ref:	Overall Settlement Sustainability Conclusion	Overall Black Country Contribution Sustainability Conclusion
Shrewsbury	SHR060	Fair	Good
Shrewsbury	SHR063	Fair	Fair
Shrewsbury	SHR064	Fair	Good
Shrewsbury	SHR065	Poor	Fair
Shrewsbury	SHR066	Fair	Fair
Shrewsbury	SHR067	Fair	Good
Shrewsbury	SHR074	Good	Good
Shrewsbury	SHR075X	Fair	Good
Shrewsbury	SHR076	Fair	Fair
Shrewsbury	SHR077	Good	Good
Shrewsbury	SHR080	Fair	Good
Shrewsbury	SHR081	Fair	Fair
Shrewsbury	SHR083	Good	Good
Shrewsbury	SHR084	Good	Good
Shrewsbury	SHR085	Fair	Fair
Shrewsbury	SHR086	Good	Good
Shrewsbury	SHR088	Good	Good
Shrewsbury	SHR090X	Fair	Good
Shrewsbury	SHR093	Fair	Good
Shrewsbury	SHR096	Fair	Fair
Shrewsbury	SHR099	Fair	Fair
Shrewsbury	SHR100	Poor	Fair
Shrewsbury	SHR101X	Fair	Fair
Shrewsbury	SHR103	Fair	Good
Shrewsbury	SHR104	Poor	Fair
Shrewsbury	SHR105	Fair	Fair
Shrewsbury	SHR106	Fair	Fair
Shrewsbury	SHR109	Poor	Poor
Shrewsbury	SHR110	Fair	Fair
Shrewsbury	SHR111	Poor	Fair
Shrewsbury	SHR115	Fair	Fair
Shrewsbury	SHR116	Fair	Fair
Shrewsbury	SHR117	Fair	Good
Shrewsbury	SHR120	Good	Good
Shrewsbury	SHR121	Good	Good
Shrewsbury	SHR123	Fair	Good
Shrewsbury	SHR124X	Fair	Good
Shrewsbury	SHR126	Fair	Good
Shrewsbury	SHR127	Good	Good
Shrewsbury	SHR131	Good	Good
Shrewsbury	SHR132	Fair	Fair

Settlement:	Site Ref:	Overall Settlement Sustainability Conclusion	Overall Black Country Contribution Sustainability Conclusion
Shrewsbury	SHR134	Fair	Fair
Shrewsbury	SHR137X	Fair	Good
Shrewsbury	SHR138X	Fair	Fair
Shrewsbury	SHR139	Good	Good
Shrewsbury	SHR140	Poor	Fair
Shrewsbury	SHR141X	Fair	Good
Shrewsbury	SHR142	Poor	Fair
Shrewsbury	SHR143X	Poor	Fair
Shrewsbury	SHR144X	Fair	Fair
Shrewsbury	SHR145	Good	Good
Shrewsbury	SHR146	Good	Good
Shrewsbury	SHR147	Good	Good
Shrewsbury	SHR148	Fair	Fair
Shrewsbury	SHR149	Poor	Fair
Shrewsbury	SHR150	Fair	Good
Shrewsbury	SHR154	Fair	Fair
Shrewsbury	SHR157	Poor	Fair
Shrewsbury	SHR157VAR	Poor	Fair
Shrewsbury	SHR158	Fair	Fair
Shrewsbury	SHR159	Fair	Good
Shrewsbury	SHR160	Poor	Fair
Shrewsbury	SHR161	Fair	Fair
Shrewsbury	SHR162	Fair	Fair
Shrewsbury	SHR163	Fair	Good
Shrewsbury	SHR164	Poor	Poor
Shrewsbury	SHR165	Good	Good
Shrewsbury	SHR166	Poor	Fair
Shrewsbury	SHR167	Fair	Fair
Shrewsbury	SHR168	Fair	Fair
Shrewsbury	SHR169	Poor	Fair
Shrewsbury	SHR170	Poor	Fair
Shrewsbury	SHR171	Good	Good
Shrewsbury	SHR172	Good	Good
Shrewsbury	SHR173	Fair	Fair
Shrewsbury	SHR174	Poor	Fair
Shrewsbury	SHR175	Fair	Fair
Shrewsbury	SHR176	Fair	Fair
Shrewsbury	SHR177	Good	Good
Shrewsbury	SHR178	Fair	Good
Shrewsbury	SHR179	Fair	Good
Shrewsbury	SHR180	Good	Good

Settlement:	Site Ref:	Overall Settlement Sustainability Conclusion	Overall Black Country Contribution Sustainability Conclusion
Shrewsbury	SHR181	Fair	Good
Shrewsbury	SHR182	Fair	Fair
Shrewsbury	SHR183	Fair	Good
Shrewsbury	SHR184x	Fair	Fair
Shrewsbury	SHR185	Fair	Fair
Shrewsbury	SHR186	Fair	Fair
Shrewsbury	SHR187	Fair	Fair
Shrewsbury	SHR188	Poor	Fair
Shrewsbury	SHR189	Fair	Fair
Shrewsbury	SHR190	Fair	Fair
Shrewsbury	SHR191	Poor	Fair
Shrewsbury	SHR192	Poor	Fair
Shrewsbury	SHR193	Poor	Fair
Shrewsbury	SHR194	Fair	Fair
Shrewsbury	SHR195	Poor	Fair
Shrewsbury	SHR196	Fair	Fair
Shrewsbury	SHR197	Fair	Fair
Shrewsbury	SHR197VAR	Fair	Fair
Shrewsbury	SHR198	Poor	Poor
Shrewsbury	SHR199	Poor	Fair
Shrewsbury	SHR200	Fair	Good
Shrewsbury	SHR201	Poor	Fair
Shrewsbury	SHR203	Fair	Fair
Shrewsbury	SHR204	Poor	Fair
Shrewsbury	SHR205	Poor	Fair
Shrewsbury	SHR206	Fair	Good
Shrewsbury	SHR207	Fair	Fair
Shrewsbury	SHR208	Fair	Fair
Shrewsbury	SHR209	Poor	Fair
Shrewsbury	SHR210	Fair	Good
Shrewsbury	SHR211	Fair	Good
Shrewsbury	SHR212	Fair	Fair
Shrewsbury	SHR213	Fair	Fair
Shrewsbury	SHR215	Poor	Fair
Shrewsbury	SHR216	Poor	Poor
Shrewsbury	SHR217	Good	Good
Shrewsbury	SHR218	Fair	Good
Shrewsbury	SHR219	Fair	Fair
Shrewsbury	SHR221	Fair	Fair
Shrewsbury	SHR222	Poor	Poor
Shrewsbury	SHR223	Poor	Fair

Settlement:	Site Ref:	Overall Settlement Sustainability Conclusion	Overall Black Country Contribution Sustainability Conclusion
Shrewsbury	SHR224	Poor	Fair
Shrewsbury	SHR225	Fair	Fair
Shrewsbury	SLC002	Poor	Fair
Shrewsbury	SLC003	Poor	Fair
Shrewsbury	UFF001	Poor	Fair
Shrewsbury	UFF002	Poor	Fair
Shrewsbury	UFF003X	Poor	Fair
Shrewsbury	UFF004	Poor	Fair
Shrewsbury	UFF005	Poor	Fair
Shrewsbury	UFF006	Poor	Fair
Shrewsbury	UFF007	Poor	Fair
Shrewsbury	UFF008	Poor	Fair
Shrewsbury	SHR060, SHR158 &SHR161	Fair	Fair

Settlement:	Site Ref:	Overall Settlement Sustainability Conclusion	Overall Black Country Contribution Sustainability Conclusion
Potential Strategic Site	ALB018	Good	Good
Potential Strategic Site	BAY003	Good	Fair
Potential Strategic Site	BNT002	Fair	Fair
Potential Strategic Site	BRD011	Good	Fair
Potential Strategic Site	BRD030	Fair	Fair
Potential Strategic Site	BRD032	Good	Fair
Potential Strategic Site	BWU001	Fair	Fair
Potential Strategic Site	HNN026	Good	Fair
Potential Strategic Site	HDL017	Good	Good
Potential Strategic Site	IRN001	Poor	Poor
Potential Strategic Site	LUD004	Good	Fair
Potential Strategic Site	LUD041	Good	Fair
Potential Strategic Site	Madeley	Good	Fair
Potential Strategic Site	MDR042 Amended	Good	Fair
Potential Strategic Site	MDR046	Fair	Fair
Potential Strategic Site	MDR049	Fair	Fair
Potential Strategic Site	MOR012	Good	Good
Potential Strategic Site	OSW060	Good	Good
Potential Strategic Site	P10	Fair	Fair
Potential Strategic Site	P16	Fair	Fair
Potential Strategic Site	P17a	Fair	Fair
Potential Strategic Site	P17b	Fair	Fair
Potential Strategic Site	P26	Poor	Poor
Potential Strategic Site	P26 amended	Poor	Poor

Settlement:	Site Ref:	Overall Settlement Sustainability Conclusion	Overall Black Country Contribution Sustainability Conclusion
Potential Strategic Site	P26 AmendedV2	Poor	Poor
Potential Strategic Site	P28	Good	Fair
Potential Strategic Site	P28 & parts of P30 &P40	Fair	Fair
Potential Strategic Site	P28 and parts of CFD001, P30 and P40	Fair	Fair
Potential Strategic Site	P29	Poor	Poor
Potential Strategic Site	P30	Good	Fair
Potential Strategic Site	P35	Good	Fair
Potential Strategic Site	P36b	Good	Fair
Potential Strategic Site	P40	Fair	Fair
Potential Strategic Site	P53b	Fair	Fair
Potential Strategic Site	P54	Fair	Fair
Potential Strategic Site	P56	Fair	Fair
Potential Strategic Site	P59	Fair	Fair
Potential Strategic Site	P61	Fair	Poor
Potential Strategic Site	P63	Poor	Poor
Potential Strategic Site	RED006	Fair	Fair
Potential Strategic Site	RUY020	Good	Fair
Potential Strategic Site	SHF017	Good	Fair
Potential Strategic Site	SHF018c	Good	Fair
Potential Strategic Site	SHF018d	Fair	Fair
Potential Strategic Site	SHF024	Fair	Poor
Potential Strategic Site	SHF034	Good	Good
Potential Strategic Site	SHF035	Good	Fair
Potential Strategic Site	SHF037	Fair	Fair
Potential Strategic Site	SHH002	Fair	Fair
Potential Strategic Site	SHR057	Good	Good
Potential Strategic Site	SHR058	Fair	Fair
Potential Strategic Site	SHR105	Good	Fair
Potential Strategic Site	SHR109	Fair	Poor
Potential Strategic Site	SHR157	Fair	Fair
Potential Strategic Site	SHR157 VAR	Fair	Poor
Potential Strategic Site	SHR158	Good	Fair
Potential Strategic Site	SHR166	Fair	Fair
Potential Strategic Site	SHR174	Fair	Fair
Potential Strategic Site	SHR176	Good	Fair
Potential Strategic Site	SHR181	Good	Good
Potential Strategic Site	SHR190	Good	Fair
Potential Strategic Site	SHR192	Fair	Fair
Potential Strategic Site	SHR196	Good	Fair
Potential Strategic Site	SHR197	Good	Fair
Potential Strategic Site	SHR198	Fair	Poor

Settlement:	Site Ref:	Overall Settlement Sustainability Conclusion	Overall Black Country Contribution Sustainability Conclusion
Potential Strategic Site	SHR219	Good	Fair
Potential Strategic Site	SHR225	Fair	Fair
Potential Strategic Site	STC004	Good	Fair
Potential Strategic Site	WAH006	Fair	Fair
Potential Strategic Site	WIC010	Fair	Fair

Bridgnorth Settlement Range is 5 to -14; Good is 5 to -1; Fair is -2 to -8; Poor is -9 to -14

Shifnal Settlement Range is -3 to -13; Good is -3 to -6; Fair is -7 to -10; Poor is -11 to -13

Shrewsbury Settlement Range is 6 to -12; Good is 6 to 0; Fair is -1 to -6; Poor is -7 to -12

Strategic Settlements / Strategic Sites Range 0 to -19; Good is 0 to -6; Fair is -7 to -13; Poor is -14 to -19

Settlements and Strategic Settlements/Sites within scope for the Black Country Contribution Range is 6 to -19; Good is 6 to -2; Fair is -3 to -11; Poor is -12 to -19

- 9.56. Appendices 3-10 of this Additional SA Report consist of the updated Stage 3 Assessments for each of the relevant settlements and the identified potential strategic settlements/sites.
- 9.57. The decision regarding the sites appropriate to identify as sites to accommodate all or part of the proposed contributions to the unmet needs forecast to arise within the Black Country and the quantity of proposed contribution that should be accommodated upon them, were ultimately ones of professional judgement. This is comparable to the process undertaken when identifying sites to accommodate all or part of the proposed settlement housing guideline and overarching housing requirement.
- 9.58. This professional judgement was directly informed by the targeted updated to Stage 2a of the site assessment process; and the two additional factors considered regarding the relationship of each site (and where appropriate the associated settlement) to the Black Country and the potential of the site to accommodate all or part of the proposed contribution to the Black Country, within Stage 3 of the site assessment process. It was also directly informed by the other factors considered within the entirety of the site assessment process.
- 9.59. The reasoning for decisions is explained within the Updated Stage 3 Site Assessments, which form Appendices 3-10 of this Additional SA Report.
- 9.60. In summary, following the completion of the targeted Update to the Stage 2a SA and Site Assessments and the Updated Stage 3 SA and Site Assessments, a series of sites have been identified to accommodate the proposed contributions of 1,500 dwellings and 30ha of employment land towards unmet needs forecast to arise within the Black Country. These sites and a brief summary of the reasons for their identification are documented within Table 9.3.

- 9.61. It is apparent that these sites constitute existing proposed allocations within the draft Shropshire Local Plan. This is perhaps unsurprising as these proposed allocations were themselves informed by a proportionate and robust site assessment process, which was reviewed and updated as part of this process.
- 9.62. The Updated Stage 3 Site Assessments demonstrate that these proposed allocations are sustainable and appropriate locations for development when specifically considered in the context of the ability to accommodate all or part of the proposed contribution to the unmet needs of the Black Country.
- 9.63. They also demonstrate that these proposed allocations would have been identified whether considered specifically to meet the needs of Shropshire or to specifically provide a contribution to the unmet development needs of the Black Country from the outset.
- 9.64. In effect, the Updated Stage 3 Site Assessments endorse previous conclusions regarding the sustainability of these proposed site allocations and demonstrate that these proposed allocations are considered suitable and sustainable when considered specifically to meet the needs of Shropshire and when considered to accommodate all or part of the proposed contribution to the unmet needs of the Black Country.

Table 9.3: Sites Identified Through the Site Assessment Process to Accommodate Proposed Contributions to Unmet Needs Forecast to Arise in the Black Country

Site Reference	Site Name	Specific Policy	Total Capacity	Black Country Contribution	Summary
BRD030	Tasley Garden Village, Bridgnorth	S3.1	1,050 dwellings 16ha employment land New local centre 20ha of green infrastructure and a 19ha linear park	600 dwellings	<p>Bridgnorth is located in south-east Shropshire with a functional relationship to the Black Country. It benefits from strong road links to the Black Country via the A454 corridor. Bridgnorth is a principal centre and performs a strategic role in the east of Shropshire. The site constitutes a proposed sustainable urban extension, with the capacity to accommodate a significant volume of development.</p> <p>The site can accommodate a sizeable contribution towards the unmet housing needs forecast to arise in the Black Country.</p> <p>Development of the site would be considered to constitute sustainable development, informed by careful consideration of identified opportunities and constraints (including the fact that it is not located within the Green Belt).</p> <p>Accommodating the proposed contribution to the Black Country on this site will contribute to the achievement of the wider spatial strategy for Shropshire.</p>
SHF018b & SHF018d	Land east of Shifnal Industrial Estate, Upton Lane, Shifnal	S15.1	39 hectares (15.6ha net development)	30ha of employment land	<p>Shifnal is located in east Shropshire with a functional relationship to the Black Country. It benefits from strong road and rail links to the Black Country via the M54 corridor and Shrewsbury-Wolverhampton railway line.</p> <p>Shifnal is a key centre and a focus for investment, employment, housing and development on the M54/A5 strategic corridor.</p> <p>The site constitutes a proposed strategic employment allocation which due to its size and location has the potential to form both a local and regionally important employment centre.</p> <p>The site can accommodate a sizeable contribution towards the unmet employment land needs forecast to arise in the Black Country.</p> <p>Development of the site would be considered to constitute sustainable development, informed by careful consideration of identified opportunities and constraints. Whilst the site is located within the Green Belt, it is considered that exceptional circumstances exist to justify the release of this land for employment, as documented within the new Green Belt Topic Paper.</p> <p>Accommodating the proposed contribution to the Black Country on this site will contribute to the achievement of the wider spatial strategy for Shropshire.</p>

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Site Reference	Site Name	Specific Policy	Total Capacity	Black Country Contribution	Summary
SHR060, SHR158 & SHR161	Land between Mytton Oak Road and Hanwood Road, Shrewsbury	S16.1	1,500 dwellings 5ha of employment land	300 dwellings	<p>Shrewsbury is located in central Shropshire with a functional relationship to the Black Country. It benefits from strong road and rail links to the Black Country via the M54/A5 corridor and Shrewsbury-Wolverhampton railway line.</p> <p>Shrewsbury is the strategic centre of Shropshire and the primary focus for new development in the County.</p> <p>The site constitutes a proposed sustainable urban extension, with the capacity to accommodate a significant volume of development.</p> <p>The site can accommodate a sizeable contribution towards the unmet housing needs forecast to arise in the Black Country.</p> <p>Development of the site would be considered to constitute sustainable development, informed by careful consideration of identified opportunities and constraints (including the fact that it is not located within the Green Belt).</p> <p>Accommodating the proposed contribution to the Black Country on this site will contribute to the achievement of the wider spatial strategy for Shropshire.</p>
IRN001	Former Ironbridge Power Station	S20	Range of local services and facilities Around 1,000 dwellings Around 6ha of employment land Extensive green infrastructure	600 dwellings	<p>The Former Ironbridge Power Station is located in east Shropshire with a functional relationship to the Black Country. It benefits from road access to the M54/A5 corridor link to the Black Country via either the A4169 / A5523 or A4169 / A442.</p> <p>The Former Ironbridge Power Station is a part brownfield site that benefits from Outline Planning Permission and will form a new strategic settlement, with the capacity to accommodate a significant volume of development.</p> <p>The site can accommodate a sizeable contribution towards the unmet housing needs forecast to arise in the Black Country.</p> <p>Development of the site would be considered to constitute sustainable development, informed by careful consideration of identified opportunities and constraints (including the fact that it is not located within the Green Belt).</p> <p>Accommodating the proposed contribution to the Black Country on this site will contribute to the achievement of the wider spatial strategy for Shropshire.</p>

Likely Significant Effects and Mitigation Measures

- 9.65. As the sites identified to contribute towards meeting the needs of each of the settlements considered within this updated SA assessment work and to accommodate the proposed contributions to the unmet needs forecast to arise in the Black Country are already proposed for allocation within the draft Shropshire Local Plan, consideration of significant effects and mitigation measures has already been undertaken within the earlier SA assessment work.
- 9.66. For completeness, Shropshire Council has re-considered significant effects and identified mitigation measures for these sites and concluded that they remain appropriate in the context of both meeting local needs and accommodating the proposed contribution to the unmet needs forecast to arise within the Black Country.
- 9.67. Similarly, where mitigation measures were considered necessary, it has also been concluded that they are appropriate in the context of both meeting local needs and accommodating the proposed contribution to the unmet needs forecast to arise within the Black Country.
- 9.68. In summary, the site SA process uses a Good, Fair or Poor rating system when assessing sites. Sites rated as 'Poor' are considered to have likely significant adverse effects for which mitigation measures should be proposed.
- 9.69. Table 9.4 summarises the 'ratings' for all proposed housing allocations within the assessment area, including those proposed to accommodate the proposed contribution of 1,500 dwellings towards the unmet needs forecast to arise within the Black Country.

Table 9.4: Summary of Proposed Housing Allocations Likely Significant Effect within the Assessment Areas

Settlement:	Site Ref:	Overall Settlement Sustainability Conclusion	Overall Black Country Contribution Sustainability Conclusion
Albrighton	ALB017 & ALB021	Fair	Fair
Bridgnorth	BRD030	Fair	Fair
Highley	HNN016	Good	Good
Much Wenlock	MUW012VAR	Fair	Fair
Shifnal	SHF013	Good	Fair
Shifnal	SHF015 & SHF029	Fair	Fair
Shifnal	SHF022 & SHF023 (part)	Fair	Fair
Shrewsbury	SHR054a	Fair	Good
Shrewsbury	SHR145	Fair	Good
Shrewsbury	SHR173	Fair	Fair
Shrewsbury	SHR057 & SHR177	Good	Good
Shrewsbury	SHR060, SHR158 & SHR161	Fair	Fair
Potential Strategic Site	BNT002 (Clive Barracks, Tern Hill)	Fair	Poor
Potential Strategic Site	IRN001 (Former Ironbridge Power Station)	Poor	Poor

The **Bold conclusions identify the relevant Conclusion(s) for each site.*

9.70. Table 9.5 summarises the ‘ratings’ for all proposed employment allocations within the assessment area, including those proposed to accommodate the proposed contribution of 30ha of employment land towards the unmet needs forecast to arise within the Black Country.

Table 9.5: Summary of Proposed Employment Allocations Likely Significant Effect within the Assessment Areas

Settlement:	Site Ref:	Overall Settlement Sustainability Conclusion	Overall Black Country Contribution Sustainability Conclusion
Bridgnorth	BRD030	Fair	Fair
Bridgnorth	P58a	Fair	Fair
Bridgnorth	STC002	Fair	Fair
Shifnal	SHF018b & SHF018d	Fair	Fair
Shrewsbury	SHR060, SHR158 & SHR161	Fair	Fair
Shrewsbury	SHR166	Poor	Fair
Potential Strategic Site	BNT002 (Clive Barracks, Tern Hill)	Fair	Fair
Potential Strategic Site	IRN001 (Former Ironbridge Power Station)	Poor	Poor

The **Bold conclusions identify the relevant Conclusion(s) for each site.*

9.71. It is apparent from Table 9.4 and Table 9.5 that only 2 of the proposed allocations within the assessment area perform ‘poorly’ and as such are considered to have likely significant adverse effects for which mitigation measures should be proposed.

9.72. The first site is SHR166 at Shrewsbury, which is intended to contribute towards achieving the proposed employment land guideline for Shrewsbury, the proposed employment land requirement for Shropshire and the wider spatial strategy for Shropshire. It is not proposed to accommodate any of the proposed contribution to the unmet employment land need forecast to arise within the Black Country. Much of the site contains a newly designated Scheduled Monument (designated in late 2022). This matter is currently being due consideration, informed by ongoing engagement with the site promoter.

9.73. The second site is IRN001 the Former Ironbridge Power Station which is intended to contribute towards achieving the housing and employment land need in Shropshire, accommodate part of the proposed housing contribution to the unmet housing need forecast to arise within the Black Country (600 dwellings), and as such contribute towards the achievement of the proposed housing and employment land requirements for Shropshire and the wider spatial strategy for Shropshire.

9.74. Having reviewed the mitigation measures previously identified for these sites (with the exception of the matter of the newly designed Scheduled Monument on site SHR166 which is currently being given due consideration), it is considered that they are equally effective in the context of sustainably accommodating part of the proposed contribution to the unmet housing need forecast to arise within the Black Country. These measures are summarised within Table 9.6. They are also set out in the relevant site guidelines in the draft Shropshire Local Plan.

**Table 9.6: Summary of Proposed Employment Allocations Likely Significant Effect
within the Assessment Areas**

Site: IRN001 SHR166 - Shrewsbury	
Reasons for 'Poor' Score	Mitigation Measure(s)
<p>Site is not within walking distance (480m) of services and facilities (Primary School, GP surgery, Leisure centre, Outdoor sports facility)</p>	<p>An appropriate vehicular access will be created from the A49 and all necessary improvements to the local and Strategic Road Network will be undertaken</p> <p>Development will create and enhance pedestrian and cycle links within and through the site and implement appropriate links from the site into the town.</p> <p>Key Green infrastructure corridors will be enhanced, including the River Severn and the environmental networks on and around the site.</p>
Site: IRN001 (Former Ironbridge Power Station)	
Reasons for 'Poor' Score	Mitigation Measure(s)
<p>Site contains parts of Tick Wood and Benthall Edge SSSI.</p> <p>Site contains part of the Buildwas Sand Quarry SSSI.</p> <p>Site is close to other parts of Tick Wood and Benthall Edge SSSI and the Buildwas River Section SSSI.</p> <p>Site contains part of the Buildwas Sand Quarry Wildlife Site.</p> <p>Site is close to the River Severn, Buildwas Roadside Verge and Birches Coppice Wildlife Sites.</p> <p>Site is close to Tick Wood, Banghams Wood and Benthall Edge Wood Ancient Woodland Sites.</p>	<p>Retention and protection by appropriate buffer zones within the development of Tick Wood and Benthall Edge SSSI, Buildwas Sand Quarry SSSI and Buildwas Sand Quarry Wildlife Site.</p> <p>Appropriate buffers to Tick Wood and Benthall Edge SSSI, the Buildwas River Section SSSI, the three Ancient Woodland Sites (in line with Natural England and Forestry Commission Standing Advice) and the three Wildlife Sites within the vicinity of the development Site.</p>
<p>Site contains an outdoor sports facility.</p>	<p>The provision of facilities and services within a village centre including a nursery and primary school and GP surgery - the latter subject to CCG assessment and advice</p>
<p>Site is in Flood Zones 2 and 3 (along the river).</p>	<p>The exclusion from development of those parts of the site within Flood Zones 2 and 3</p>
<p>Site contains (an extremely) small part of the Severn Gorge Conservation Area.</p> <p>Site is close to the Ironbridge Gorge World Heritage Site.</p> <p>Site is close to Buildwas Abbey Scheduled Monument.</p> <p>Site is close to the remainder of the Severn Gorge Conservation Area.</p> <p>Site is close to two Grade II Listed Buildings: The Slip and Albert Edward Bridge.</p>	<p>A comprehensive heritage assessment which addresses the site's relationship with the Ironbridge Gorge World Heritage Site, Buildwas Abbey Scheduled Monument, the Severn Gorge Conservation Area and the two Grade II Listed Buildings. This will then guide the conservation and enhancement of these features in line with the requirements of the National Planning Policy Framework and Local Plan policy</p>
<p>Site has a group Tree Preservation Order on its western boundary (in the grounds of Buildwas Abbey).</p>	<p>An assessment of the impact of development on the trees subject to TPO in order to demonstrate how they can be safeguarded.</p>
<p>Site is not within easy walking distance of community services and amenities such as a primary school or GP surgery.</p>	<p>The provision of green infrastructure (including accessible natural greenspace) and sports facilities – the latter being determined by the Shropshire Playing Pitch and Outdoor Sports Strategy. Pedestrian and cycle links to services and facilities both on-site and the wider area, will be integrated into the green infrastructure network.</p> <p>The provision of facilities and services within a village centre including a nursery and primary school and GP surgery - the latter subject to CCG assessment and advice.</p>

9.75. Therefore, whilst the Former Ironbridge Power Station Site performs 'poorly' in the context of SA objectives and are considered to have likely significant adverse effects for which mitigation measures are required, it is apparent that a range of appropriate mitigation measures are available. As such, Shropshire Council maintain the view that it is an appropriate location to accommodate part of the proposed contribution to the unmet housing need forecast to arise within the Black Country.

9.76. This is because the site:

- a. Is located in east Shropshire with a functional relationship to the Black Country
- b. Benefits from road access to the M54/A5 corridor link to the Black Country via either the A4169 / A5523 or A4169 / A442.
- c. Is a part brownfield site that benefits from Outline Planning Permission and will form a new strategic settlement, with the capacity to accommodate a significant volume of development, including a range of associated services and facilities.
- d. Can accommodate a sizeable contribution towards the unmet housing needs forecast to arise in the Black Country.
- e. Accommodating the proposed contribution to the Black Country on this site will contribute to the achievement of the wider spatial strategy for Shropshire.

9.77. Furthermore, development of this site would, subject to the identified mitigation measures and identified site guidelines, be considered to constitute sustainable development.

10. Summary of SA Assessment: Relevant Draft Policies

Introduction

- 10.1. Following conclusions reached regarding the range of issues informed by the additional SA and site assessment work summarised within this document (including an appropriate housing requirement, an appropriate employment land requirement, an appropriate strategic distribution of development, and appropriate sites to accommodate proposed contributions to the unmet housing and employment land needs forecast to arise within the Black Country), a series of main modifications are required to relevant draft policies within the draft Shropshire Local Plan.
- 10.2. This section of the document summarises the additional SA assessment of these relevant draft Policies, to support identification of appropriate main modifications in response to the conclusions reached.
- 10.3. For the avoidance of doubt, the need to undertake further SA assessment work to consider the implications of wider main modifications will be considered at an appropriate time within the ongoing examination process.

Draft Policies to be Assessed

- 10.4. Having reflected on the conclusions reached regarding the range of issues informed by the additional SA and site assessment work summarised within this document, Shropshire Council considers that the following policies require Main Modifications:
- a. Draft Policy SP2: Strategic Approach⁵; and
 - b. Draft Policy SP13: Delivering Sustainable Economic Growth and Enterprise.
- 10.5. Furthermore, in response to the ID28 Shropshire Council has prepared a new draft Policy to address the housing needs of older people and those with disabilities and special needs. In preparing this draft Policy, Shropshire Council has undertaken additional SA assessment work. For completeness, this additional SA assessment work is also summarised within this section of the document.

⁵ Draft Policy SP2 sets out the Plan's strategic approach to development. It identifies Shropshire's housing and employment land requirements and the settlements in which these will be delivered. The SA for the Issues & Strategic Options and Preferred Scale and Distribution of Development documents evaluate the options considered in the preparation of draft Policy SP2. The draft settlement Policies S1 to S20 implement draft Policy SP2 (they show how SP2 applies, but they are not considered to represent reasonable alternatives for SA purposes), as such they were not subject to separate SA within the Sustainability Appraisal and Site Assessment Environmental Report undertaken to inform the Regulation 19: Pre-Submission Draft of the Shropshire Local Plan. To represent reasonable options, any evaluation should be capable of guiding the choice of an option by providing differing results. An individual evaluation of each settlement policy is unlikely to offer this. This approach follows NPPG which states that '*reasonable alternatives are the different realistic options considered by the plan-maker in developing the policies in its plan. They must be sufficiently distinct to highlight the different sustainability implications of each so that meaningful comparisons can be made*'

Summary of the Additional SA assessment of Policies

10.6. The following tables summarise the additional SA assessment of the policies that require Main Modifications following the conclusions reached regarding the range of issues informed by the additional SA and site assessment work summarised within this document.

10.7. Each policy assessment is then followed by a written summary of the conclusions for each policy.

Table 10.1: SA Assessment of Revised Policy SP2. Strategic Approach

SP2. Strategic Approach

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1. Shropshire will flourish, accommodating investment and new development that contributes to meeting needs and making its settlements more sustainable. New development will be supported by necessary infrastructure and be of a high-quality which positively responds to its setting, local needs and our changing climate.
 2. Over the plan period from 2016 to 2038, a minimum of 30,800 new dwellings and a minimum of 300 hectares of employment land will be delivered, of which 1,500 dwellings and 30ha of employment land are to contribute to unmet development needs forecast to arise within the Black Country. The housing and employment land requirements equate to around 1,400 dwellings and around 14ha of employment land per annum.

This Local Plan ensures that sufficient land in the right locations is available to achieve these growth aspirations, including sites that already benefit from planning permission or prior approval, sites allocated for development within the SAMDev Plan as documented within Appendix 2 of this Local Plan (referred to as ‘saved’ allocations), sites allocated for development within Settlement Policies S1-S20 of this Local Plan, and appropriate windfall sites that are consistent with the requirements of the Local Plan. However, the availability of land will be kept under review to ensure a continuous supply of suitable sites is available.
 4. Delivery of affordable housing remains a key priority in Shropshire, as such around 7,700 affordable dwellings (equating to around 25% of the total housing requirement) will be delivered during the plan period from 2016 to 2038.
 5. Main town centre uses will be focused into the diverse network of town centres and recognisable high streets across Shropshire. It will complement their scale and character and support appropriate diversification.
 6. To achieve a sustainable and appropriate pattern of development which also maximises investment opportunities, new development will be focused in the urban areas identified in Schedule SP2.1. Specifically:
 - a. Shrewsbury will bloom, fulfilling its role as a strategic centre and acting as a focus for well-designed new housing and employment development. This will be supported by the provision of supporting infrastructure, high-quality retail, leisure, transport and other public realm improvements within and on the edge of the town centre in support of the delivery of the Big Town Plan and its related masterplans.

- b. Principal and Key Centres will accommodate significant well-designed new housing and employment development, supported by necessary infrastructure. Growth within these diverse settlements will maintain and enhance their roles, support key services and facilities and maximise their economic potential.
 - c. Strategic Settlements will form successful, well-designed and sustainable communities, delivering new housing and employment development. They will provide an appropriate mix of housing, employment, local services and facilities and infrastructure.
7. Recognising the rurality of much of Shropshire and the importance of ensuring the long-term sustainability of rural communities, growth in urban areas will be complemented by appropriate new development within Community Hubs, identified in Schedule SP2.2, which are considered significant rural service centres; and to a lesser extent Community Clusters, identified in Schedule SP2.3, which consist of settlements with aspirations to maintain or enhance their sustainability. Outside these settlements, new development in the wider rural area will consist of affordable housing where there is evidenced local needs and appropriate rural employment and economic diversification.
8. The production of formal Neighbourhood Plans will be supported and can identify development opportunities which will complement proposals in this Local Plan. Where appropriate they can also identify additional Community Clusters.

Sustainability Appraisal Assessment of Revised Policy SP2. Strategic Approach				
Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
1: Protect and enhance the range of plants and animals in Shropshire and the quality and extent of wildlife habitats.	0	-	-	The level of growth in this option means that greenfield land may need to be released. This is likely to have an adverse effect on the range of plants and animals and the quality and extent of wildlife habitats in Shropshire in the medium and long term.
2: Encourage a strong and sustainable economy throughout Shropshire	++	++	++	There are likely to be good opportunities to create a balanced supply of employment land and/or more or higher value jobs. It also includes an explicit contribution of 30ha of employment land towards the unmet needs forecast to arise in the Black Country.
3: Provide a sufficient amount of good quality housing which meets the needs of all sections of society	++	++	++	This option more than meets evidenced local housing need and offers significant opportunities to meet the requirements of all sections of society in terms of location, affordability and adaptability. It also includes an explicit contribution of 1,500 dwellings towards unmet housing need forecast to arise within the Black Country.
4: Promote access to services for all sections of society	0	+	+	Development should provide good opportunities to support existing services in the medium to long term. Master-planning of larger development may enable increased provision of services in the medium to longer term.

Sustainability Appraisal Assessment of Revised Policy SP2. Strategic Approach				
Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
5: Encourage the use of sustainable means of transport	0	+	+	Focussing growth on the urban areas increases opportunities for the use of sustainable travel options in the medium to long term
6: Reduce the need of people to travel by car	0	+/?	+/?	The scale of development in the county may be large enough to support new or existing public transport solutions to discourage private vehicle use over the medium to long term.
7: Support active and healthy communities.	0	+	+	This level of development is likely to provide opportunities for new leisure, recreational and cultural activities in the medium to long term.
8: Protect and improve soil quality	?/-	?/-	?/-	Even though development is focussed on the urban areas, greenfield land will still need to be released. This may have a negative effect on soil quality depending on location.
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	0	0	0	Since pollution from rural areas is the main issue affecting water quality in Shropshire, there is likely to be little change in the current situation.
10: Reduce flood risk and improve flood management	0/?	0/?	0/?	This level of growth scale could create more opportunities for flood management measures.
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	0/?	0/?	0/?	Shropshire has two small Air Quality Management Areas (AQMA): one in Bridgnorth and the other in Shrewsbury. There is the potential for an effect on air quality, dependent on the location of development sites.
12: Reduce carbon dioxide emissions	+	+	+	Economies of scale may offer opportunities to increase the provision of energy from renewable sources, support reductions in energy consumption and promote energy efficiency.
13: Promote adaptation and mitigation to climate change	0/?	0/?	0/?	Opportunities to mitigate and adapt to climate change through habitat creation and improved connectivity will be dependent on the location of allocated sites.
14: Promote efficient use of natural resources	0	-	-	Growth may encourage the re-use of existing buildings and previously developed land but these gains are likely to be offset by an increase in the use of primary aggregates and greenfield sites in the medium to long term

Sustainability Appraisal Assessment of Revised Policy SP2. Strategic Approach				
Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
15: Conserve and enhance features and areas of heritage value and their setting	0/?	0/?	0/?	Growth may lead to the loss of, or harm to, heritage features and their settings but depending on the location and design, development also enables better management of the historic environment. Development has the potential to cause harm, but equally, the associated increased economic benefits may offer good opportunities to enhance heritage assets and provide for their better management
16: Conserve and enhance landscape character and local distinctiveness	-	-	-	All development changes the character of the landscape and has the potential for an adverse effect on those features which convey a sense of place. This policy is unlikely to maintain or improve existing landscape character over the Plan period.

Summary for Revised Policy SP2: Strategic Approach

- 10.8. The policy is likely to be **significantly positive** towards **encouraging a strong and sustainable economy** as well as **providing a sufficient amount of good quality housing** which meets the needs of all sections of society.
- 10.9. It is also likely to assist with the reduction of carbon dioxide emissions, and in the medium to long term would help to promote access to services and facilities for all sections of society, as well as encourage the use of sustainable means of transport and would support active and healthy communities. It could potentially help to reduce the need for people to travel by car in the medium to long term.
- 10.10. The policy is unlikely to effect on the sustainability objectives of conserving and enhancing water or air quality in Shropshire and reduce the risk of water/air pollution, although this is somewhat dependent on the location of development. It is also unlikely to change the current situation in respect of reducing flood risk and improve flood management, promoting adaptation and mitigation to climate change or conserving and enhancing features and areas of heritage value and their setting.
- 10.11. The policy may have a negative effect on soil quality; however, this is not wholly established. Nonetheless, it would appear that the policy could have a negative effect with regard to conserving and enhancing landscape character and local distinctiveness, and in the medium to long term may be harmful to the promotion of efficient use of natural resources and the protection and enhancement of the range of plants and animals in Shropshire and the quality and extent of wildlife habitats (which is mostly due to the use of greenfield land).

Table 10.2: SA Assessment of Revised Policy SP13. Delivering Sustainable Economic Growth and Enterprise

SP13. Delivering Sustainable Economic Growth and Enterprise

1. Shropshire will deliver a minimum of 300 hectares of employment development from 2016 to 2038 and will protect established employment areas for employment uses to achieve the objectives of Policy SP2. The strategic supply of land and protected employment areas are identified on the Policies Map and in the Authority Monitoring Report which will monitor the delivery of this employment development.
2. Employment generating uses will comprise:
 - a. Primary employment uses in Classes B2, B8, E(g)(i),(ii),(iii) and Sui Generis Waste Installations for recycling/treating/disposing of recovered materials to diversify the local economy of Shropshire;
 - b. Secondary employment uses in Classes E(a),(c),(d),(e), C2, C2A, and Sui Generis Waste Material Recovery Facilities, Retail Warehousing and Sales (including vehicle sales) and Vehicle Hire (including taxis and 'vehicle sharing' services) to diversify the employment offer on larger employment areas;
 - c. Ancillary essential or exceptional service uses in Classes E(b),(f), C1 and Sui Generis Hot Food and Takeaway Services and Hostels to diversify the effective operation and self-containment of larger employment areas.

Development of employment generating uses will be expected to demonstrate that the:

 - a. Site has the capacity to accommodate the scale of the proposed development particularly uses which attract visiting members of the public;
 - b. Proposed uses and any intensification of use conforms with neighbouring uses particularly primary employment uses on or close to the site;
 - c. Infrastructure investment is sufficient to serve the proposed or intensified uses particularly to provide sufficient capacity in key utilities and to facilitate the use of renewable and low carbon energy and decentralised energy sources;
 - d. Development satisfies the requirements of national and local policies especially to:
 - i. Protect the Green Belt or safeguarded land except where there are very special circumstances for development,
 - ii. Protect the Shropshire Hills Area of Outstanding Natural Beauty except where there are exceptional circumstances for development,
 - iii. Conserve areas of higher landscape value except where justified; or
 - iv. Conserve the natural and historic environments except where justified.
4. Development on mixed-use sites will be expected to utilise returns from higher value land uses to bring the land within the employment site/area to the market through the provision of accesses, servicing and other infrastructure to facilitate the development of employment uses on the land.
5. Development on allocated sites will be expected to satisfy the:
 - a. Economic growth objectives of the Economic Growth Strategy;

- b. Strategy for the settlement in which the proposed site is located;
- c. Development guidelines for allocated employment sites or mixed-use sites with employment generating uses in Settlement Policies S1-S18, Strategic Settlement Policies S19-S20, or approved Neighbourhood Plans; and
- d. Requirements of Local Plan policies relevant to the proposed location or uses of land.

6. Windfall Class B employment development on other sites will be supported, where the proposal is:
- a. To expand the premises or to intensify the operation of an existing business;
 - b. For the change of use / conversion of an existing building to employment use;
 - c. Located on a site within or adjoining an established employment area;
 - d. For development of a suitable scale located within a Community Hub, Community Cluster or in the Countryside that satisfies Policy, , , ;
 - e. Distributed according to the strategic approach in Policy SP2;
 - f. Consistent with the economic growth objectives of the Shropshire Economic Growth Strategy;
 - g. For major employment development including large scale inward investment for known 'end users' or occupiers, that satisfies the objectives of Policy SP12.

To support strategic and local employers, there is a presumption to protect allocated employment land and established employment areas. The protection of these employment sites/areas will be proportionate to the significance of these sites/areas in this hierarchy which is explained in the Authority Monitoring Report:

- a. Regional Sites – inward investment sites of regional or national significance will be protected for primary employment uses;
 - b. Sub-Regional Sites – high quality, premium investment sites will be protected for primary employment uses;
 - c. Key Shropshire Sites – good quality, prime sites in the local market will be protected for employment uses;
 - d. Key Local Sites – good quality, business and industrial sites in the local market will be protected for employment uses;
 - e. Mixed Commercial Sites – traditional affordable sites for mixed commercial uses or sites with broad spectrum Class E uses with a mix of building formats.
8. To support strategic and local employers, there is a presumption to protect allocated employment land and established employment areas for employment uses consistent with the hierarchy of employment sites. Proposals for change of use or for the loss of employment land and premises from primary employment uses on regional or sub-regional sites or from employment uses on any other protected employment sites will only be supported where:
- a. A contemporary market assessment of the employment land in the Settlement demonstrates a satisfactory supply for the remaining period of the Local Plan which does not compromise the supply of land in the County; and
 - b. A comprehensive marketing exercise demonstrates the site is not suitable or viable for the intended employment uses for the site in the hierarchy of employment sites; and:
 - c. The application demonstrates that the proposed use will make a significant contribution to the local economy, the local community or to other significant Local Plan objectives.

Sustainability Appraisal Assessment of Revised Policy SP13. Delivering Sustainable Economic Growth and Enterprise				
Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
1: Protect and enhance the range of plants and animals in Shropshire and the quality and extent of wildlife habitats.	+	+	+	The policy requires that national and local policy requirements to protect habitats and species must be followed.
2: Encourage a strong and sustainable economy throughout Shropshire	++	++	++	This policy focusses on delivering this objective
3: Provide a sufficient amount of good quality housing which meets the needs of all sections of society	0	0	0	This objective is unlikely to be affected by this policy
4: Promote access to services for all sections of society	0	0	0	This objective is unlikely to be affected by this policy
5: Encourage the use of sustainable means of transport	0	0	0	This objective is unlikely to be affected by this policy
6: Reduce the need of people to travel by car	0	0	0	This objective is unlikely to be affected by this policy
7: Support active and healthy communities.	0	0	0	This objective is unlikely to be affected by this policy
8: Protect and improve soil quality	?/-	?/-	?/-	Development outside existing settlement boundaries is likely to lead to the release of greenfield land. This may have a negative effect on soil quality depending on location.
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	+	+	+	Since pollution from the countryside is the main issue affecting water quality in Shropshire, economic development may have a beneficial effect on water quality by taking land out of agricultural production.
10: Reduce flood risk and improve flood management	0	0	0	This objective is unlikely to be affected by this policy
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	0/?	0/?	0/?	Shropshire has two small Air Quality Management Areas (AQMA): one in Bridgnorth and the other in Shrewsbury. There is the potential for an effect on air quality, dependent on the location of development sites.
12: Reduce carbon dioxide emissions	0	0	0	This objective is unlikely to be affected by this policy
13: Promote adaptation and mitigation to climate change	0	0	0	This objective is unlikely to be affected by this policy
14: Promote efficient use of natural resources	-	-	-	Economic development is likely to increase the need for primary aggregates and other natural resources

Sustainability Appraisal Assessment of Revised Policy SP13. Delivering Sustainable Economic Growth and Enterprise				
Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
15: Conserve and enhance features and areas of heritage value and their setting	+	+	+	The policy requires that national and local policy requirements relating to the conservation of the historic environment must be followed.
16: Conserve and enhance landscape character and local distinctiveness	+	+	+	The policy requires that national and local policy requirements to protect areas of landscape value must be followed.

Summary for Revised Policy SP13: Delivering Sustainable Economic Growth and Enterprise

- 10.12. This policy is likely to be **significantly positive** for **encouraging a strong and stable economy** throughout the county, as this is its primary aim. Additionally, as this policy requires that national and local policies are followed, it also positively affects the conservation and enhancement of landscapes and areas of heritage value. Water quality would improve due to this policy, as economic development may have a beneficial effect by taking land out of agricultural production. Additionally, it would help to protect and enhance the range of plants and animals in Shropshire and the quality and extent of wildlife habitats.
- 10.13. The policy would likely have no effect on the sustainability objectives of reducing flood risk and improve flood management, conserving and enhancing Shropshire’s air quality and reduce the risk of air pollution (although this is somewhat dependent on the location of development), reducing carbon dioxide emissions or promotion of adaptation and mitigation to climate change.
- 10.14. Likewise, it is unlikely to change the situation in relation to encouragement for the use of sustainable means of transport or the reduction the need of people to travel by car, as well as supporting active and healthy communities. Sustainability objectives concerned with sufficient numbers of good quality housing and access to services for all society are unlikely to be affected by this policy.
- 10.15. As development outside the existing settlement boundaries is likely to lead to the release of greenfield land, it may have a negative effect on soil quality depending on location. Likewise economic development is likely to increase the need for primary aggregates and other natural resources, thus affecting the promotion of efficient use of natural resources.

Table 10.3: SA Assessment of New Policy Regarding Housing Provision for Older People and those with Disabilities and Special Needs

New Policy. Housing Provision for Older People and those with Disabilities and Special Needs

1. The housing needs of older people and those with disabilities and special needs will be met in a way that provides choice and importantly complements and facilitates the People’s Strategy for Shropshire. A fundamental principle of the People’s Strategy for Shropshire is supporting people to remain independent within their own homes and within their existing communities and support networks for as long as possible. The People’s Strategy for Shropshire will be facilitated and complemented through the provision of accessible and adaptable housing and appropriate forms of specialist housing in accordance with the requirements of this Policy.

Accessible and Adaptable Housing

2. All housing specifically designed for older people or those with disabilities and special needs will be built to the M4(3) (wheelchair user dwellings) standard within Building Regulations.
3. On sites of 5 or more dwellings, at least 5% of the dwellings will be built to the M4(3) (wheelchair user dwellings) standard within Building Regulations and a further 70% of the dwellings will be built to the M4(2) (accessible and adaptable dwellings) or higher standard within Building Regulations, unless site-specific factors indicate that step-free access cannot be achieved.
All dwellings on sites of less than 5 dwellings and the remaining dwellings on sites of 5 or more dwellings that are not subject to the requirements of Paragraph 3 of this Policy are strongly encouraged to achieve the M4(2) (accessible and adaptable dwellings) standard within Building Regulations or higher.
5. All housing designed to M4(3) (wheelchair user dwellings) standard within Building Regulations must also be designed to be ‘friendly’ to those with dementia and to those with disabilities and special needs.
6. All housing designed to M4(2) (accessible and adaptable dwellings) within Building Regulations is strongly encouraged to be designed to be ‘friendly’ to those with dementia and to those with disabilities and special needs.

Specialist Housing

7. All specialist housing for older people or those with disabilities and special needs will be built to the M4(3) (wheelchair user dwellings) standard within Building Regulations and must also be designed to be ‘friendly’ to those with dementia and to those with disabilities and special needs.

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8. Reflecting the People Strategy for Shropshire, and the principle of supporting people to remain independent within their own homes and within their existing communities and support networks for as long as possible, new specialist housing provision for older people or those with disabilities and special needs will consist of:
 - a. The forms of specialist housing which support independent living, including age-restricted housing; retirement/sheltered housing; or extra care housing; or
 - b. Nursing homes providing high-level care for those with dementia and/or complex needs; or
 - c. A combination of the above.
9. All specialist housing provision will integrate into rather than be apart (gated-off) from existing and new communities, recognising the social and sustainability benefits of multi-generational and inclusive communities.
10. Ideally, specialist housing should be located where future occupiers can benefit from access to existing services and facilities. Where appropriate services and facilities are not already available, a range of supporting services and facilities will need be provided on sites where specialist housing is provided. Any services and facilities provided should be proportionate in scale to the type of specialist housing and ensure the scheme remains affordable.
11. When providing specialist housing, opportunities to provide appropriate key worker accommodation for any associated care staff should be proactively considered.
12. Specialist housing designed to meet the diverse needs of older people or those with disabilities and special needs that is consistent with the requirements of Paragraph 8 of this Policy and the requirements of other relevant Local Plan Policies (particularly Policies SP3-SP9, DP4, DP12 and Policies S1-S20) will be supported in appropriate locations within the development boundaries identified on the Policies Map.
13. Specialist housing schemes that consist of 100% local needs affordable specialist housing for older people or those with disabilities and special needs that is consistent with the requirements of Paragraph 8 of this Policy, the requirements of Policy DP5 and the requirements of other relevant Local Plan Policies will be positively considered.
14. Specialist housing that is consistent with the requirements of Paragraph 8 of this Policy and is agreed to be Use Class C2 development, will in addition to meeting the housing needs of older people also constitute a secondary employment use. These forms of specialist housing will therefore be considered an appropriate secondary employment use on mixed-use employment sites, where they are consistent with the requirements of Policy SP11; complement the existing and planned wider employment uses of the site; are served by appropriate infrastructure; and facilitate the delivery of the wider employment site, including through the provision of accesses, servicing and other infrastructure.
15. On site allocations for 250 or more dwellings and all development sites for 250 or more dwellings (irrespective of whether such sites are brought forward through a series of phases or planning permissions), at least 20% of houses must constitute a form of specialist housing for older people and/or those with disabilities and special needs documented within Paragraph 8 of this Policy.

16. On site allocations for 150-249 dwellings and all development sites for 150-249 dwellings (irrespective of whether such sites are brought forward through a series of phases or planning permissions), at least 15% of houses must constitute a form of specialist housing for older people and/or those with disabilities and special needs documented within Paragraph 8 of this Policy. At the lower end of this category, it is likely that this provision will consist of age-restricted housing or retirement/sheltered housing in the form of apartments or a small group of bungalows which can be delivered in smaller numbers, as they generally have lower operational and staffing costs and requirements.
17. On site allocations for 50-149 dwellings and all development sites for 50-149 dwellings (irrespective of whether such sites are brought forward through a series of phases or planning permissions), at least 10% of houses must constitute a form of specialist housing for older people and/or those with disabilities and special needs documented within Paragraph 8 of this Policy. It is likely that this provision will consist of age-restricted housing or retirement/sheltered housing in the form of apartments or a small group of bungalows which can be delivered in smaller numbers as they generally have lower operational and staffing costs and requirements.
18. Specialist housing provided in accordance with Paragraphs 15-17 of this Policy that is consistent with the definition of affordable housing can also represent all or part of the contribution to affordable housing required in accordance with Policy DP4 of the Local Plan. However:
 - a. The mix of specialist housing provided across Shropshire should include both open market and affordable housing.
 - b. Affordable housing provision should not be concentrated only in affordable specialist housing, as it is important that the other forms of affordable housing are delivered, including for key workers such as the care staff for specialist housing.
 - c. As such, if it is considered that completions and commitments of specialist housing is concentrated in affordable tenures or if it is considered that affordable housing completions and commitments are concentrated in forms of specialist housing, specialist housing provision on a site may be required to be open market and similarly the affordable housing provision may be required to be general housing.
19. On site allocations, provision of a level of housing which results in the relevant settlements housing guideline being exceeded and/or the site allocations approximate site provision figure within the relevant Settlement Policy (S1-S20) being exceeded will be positively considered where:
 - a. This over-provision is a direct result of the provision of a significant quantity of specialist housing in excess of that required within Paragraphs 15-17 of this Policy,
 - b. Over provision is specialist housing of a type documented within Paragraph 8 of this Policy,
 - c. The development proposed remains an appropriate form of development on the site having regard to its characteristics and the character of the surrounding area, and
 - d. The proposed development complies with the wider policies of the Local Plan, particularly Policies SP3, SP5, SP6, DP1, DP3, DP4, DP12, DP13, DP15-DP18, DP26, DP28, and DP29.

20. Proposals that result in the loss of existing specialist housing designed to meet the needs of older people or those with disabilities and special needs will be resisted unless:
- There is no longer an identified need for the existing form of specialist housing in the settlement and Shropshire as a whole; or
 - The needs will be met elsewhere within the settlement, preferably close to the existing specialist housing or in a preferential location for specialist housing; or
 - Redevelopment would provide an improved quality of a comparable category of specialist housing and associated facilities; or
 - Redevelopment would provide an alternative form of specialist housing which is identified within Paragraph 8 of this policy, demonstrably of greater need in Shropshire, and the provision of the specialist housing and associated facilities is of a high quality.

Sustainability Appraisal Assessment of New Policy. Housing Provision for Older People and those with Disabilities and Special Needs				
Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
Page 760 1: Protect and enhance the range of plants and animals in Shropshire and the quality and extent of wildlife habitats.	0	0	0	This objective is unlikely to be affected by this policy. The policy recognises that appropriate locations for specialist housing for older people and those with disabilities and special needs are those consistent with wider policy considerations. This means those policies which seek to conserve and enhance the natural environment should prevent harm occurring to wildlife.
2: Encourage a strong and sustainable economy throughout Shropshire	+	+	+	This policy supports provision of specialist housing which can create local employment opportunities. It also recognises the need to consider provision of appropriate housing for key workers associated with these employment opportunities, thereby supporting provision of an appropriate labour force.
3: Provide a sufficient amount of good quality housing which meets the needs of all sections of society	++	++	++	The policy aims to positively contribute to this objective. It is likely that it will positively contribute to the provision of the housing needs of specific groups within our communities – particularly older people and those with disabilities and special needs.
4: Promote access to services for all sections of society	+	+	+	This policy promotes the provision of specialist housing for older people and those with disabilities in locations accessible to services and facilities. It also requires the provision of proportionate services and facilities which are responsive to the type of specialist housing provision and the need to maintain affordability, and any existing provision in the area.

Sustainability Appraisal Assessment of New Policy. Housing Provision for Older People and those with Disabilities and Special Needs				
Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
5: Encourage the use of sustainable means of transport	+	+	+	This policy promotes the provision of specialist housing for older people and those with disabilities in locations accessible to services and facilities. It also requires the provision of proportionate services and facilities which are responsive to the type of specialist housing provision and the need to maintain affordability, and any existing provision in the area.
6: Reduce the need of people to travel by car	+	+	+	This policy promotes the provision of specialist housing for older people and those with disabilities in locations accessible to services and facilities. It also requires the provision of proportionate services and facilities which are responsive to the type of specialist housing provision and the need to maintain affordability, and any existing provision in the area.
7: Support active and healthy communities	+	+	+	This policy supports provision of adaptable housing and specialist housing, which can support older people and those with disabilities and special needs to remain healthy and active for longer.
8: Protect and improve soil quality	0	0	0	This objective is unlikely to be affected by this policy. The policy recognises that appropriate locations for specialist housing for older people and those with disabilities and special needs are those consistent with wider policy considerations.
9: Conserve and enhance water quality in Shropshire and reduce the risk of water pollution	0	0	0	This objective is unlikely to be affected by this policy. The policy recognises that appropriate locations for specialist housing for older people and those with disabilities and special needs are those consistent with wider policy considerations.
10: Reduce flood risk and improve flood management	0	0	0	This objective is unlikely to be affected by this policy. The policy recognises that appropriate locations for specialist housing for older people and those with disabilities and special needs are those consistent with wider policy considerations.
11: Conserve and enhance Shropshire's air quality and reduce the risk of air pollution	0	0	0	This objective is unlikely to be affected by this policy. The policy recognises that appropriate locations for specialist housing for older people and those with disabilities and special needs are those consistent with wider policy considerations.

Sustainability Appraisal Assessment of New Policy. Housing Provision for Older People and those with Disabilities and Special Needs				
Sustainability Objective	Short Term	Medium Term	Long Term	Commentary
12: Reduce carbon dioxide emissions	0	0	0	This objective is unlikely to be affected by this policy. The policy recognises that appropriate locations for specialist housing for older people and those with disabilities and special needs are those consistent with wider policy considerations.
13: Promote adaptation and mitigation to climate change	0	0	0	This objective is unlikely to be affected by this policy. The policy recognises that appropriate locations for specialist housing for older people and those with disabilities and special needs are those consistent with wider policy considerations.
14: Promote efficient use of natural resources	0	0	0	This objective is unlikely to be affected by this policy. The policy recognises that appropriate locations for specialist housing for older people and those with disabilities and special needs are those consistent with wider policy considerations.
15: Conserve and enhance features and areas of heritage value and their setting	0	0	0	This objective is unlikely to be affected by this policy. The policy recognises that appropriate locations for specialist housing for older people and those with disabilities and special needs are those consistent with wider policy considerations. This means those policies which seek to conserve and enhance the built environment should prevent harm occurring to heritage. The policy also supports the continued use of existing specialist housing for appropriate forms of specialist housing, thereby supporting the continued use of such buildings, including those which are heritage assets.
16: Conserve and enhance landscape character and local distinctiveness	0	0	0	This objective is unlikely to be affected by this policy. The policy recognises that appropriate locations for specialist housing for older people and those with disabilities and special needs are those consistent with wider policy considerations.

Summary for New Policy: Housing Provision for Older People and those with Disabilities and Special Needs

- 10.16. This policy is likely to be **significantly positive** for the **provision of a sufficient amount of good quality housing** which meets the needs of all sections of society, in the short, medium and longer term. This can be achieved through the provision of adaptable housing and specialist housing to meet the needs of older people and those with disabilities and special needs.
- 10.17. The policy also likely to positively contribute to the encouragement of a strong and sustainable economy in Shropshire, promotion of access to services and facilities, encouraging use of sustainable means of transport, reduction in the need to travel by car, and supporting active and healthy communities.
- 10.18. There is likely to be no change to the situation with respect to environmental objectives including enhancing the range of plants and animals and quality of habitats, adaption to climate change, efficient use of natural resources, reducing flood risk, protecting soil quality, reduction in carbon emissions, and conserving air and water quality. The policy recognises that appropriate locations for specialist housing for older people and those with disabilities and special needs are those consistent with wider policy considerations which address these various environmental issues.

Conclusion

10.19. As part of undertaking the SA process, it is important to consider ways of mitigating adverse effects and maximising beneficial effects. This is responsive to National Planning Practice Guidance (NPPG) which states that *“The sustainability appraisal should identify any likely significant adverse effects and measures envisaged to prevent, reduce and, as fully as possible, offset them”*⁶ (mitigation measures).

10.20. Consistent with the methodology utilised throughout the SA assessments undertaken to inform the draft Shropshire Local Plan, effects as those that are scored either:

++ Strongly positive, likely to benefit a large area of Shropshire or a large number of people or receptors, including outside the county. The effect is likely to be direct, permanent, irreversible and of major magnitude.

or

-- Strongly negative, likely to have a significant adverse impact on the whole, or on a large part of, Shropshire, on internationally or nationally protected assets or on areas outside the county. The effect is predicted to be direct, permanent, irreversible and of major magnitude.

10.21. Table 10.4 summarises the significant effects of the Policies requiring Main Modifications following conclusions reached regarding the range of issues informed by the additional SA and site assessment work summarised within this document.

10.22. Table 10.4 also summarises the significant effects of the new draft Policy to address the housing needs of older people and those with disabilities and special needs.

Table 10.4: Significant Effects of Revised and New Local Plan Policies

Policy	Sustainability Objectives significantly positively affected	Sustainability Objectives significantly negatively affected
SP2. Strategic Approach	SO2 & SO3	No objectives significantly negatively affected.
SP13. Delivering Sustainable Economic Growth and Enterprise	SO2	No objectives significantly negatively affected.
New Policy. Meeting the Housing Needs of Older People and Those with Disabilities and Special Needs	SO3	No objectives significantly negatively affected.

10.23. Table 10.4 demonstrates that these draft policies are not likely to result in any significant negative effects, so no mitigation is proposed.

⁶ NPPG – Strategic Environmental Assessment and Sustainability Appraisal, Paragraph 016, Reference ID: 11-016-20190722

11. Appendices

Shropshire Local Plan

Additional Sustainability Appraisal Report: Appendix 1

Updated Stage 2a: Housing Sustainability Appraisal Site Assessment



Criteria	Criteria Description	Scoring Guide	Settlement: Albrighton														
			Site Ref:	Site Ref:	Site Ref:												
			ALB002	ALB003	ALB005	ALB007	ALB008	ALB009	ALB010	ALB013	ALB014	ALB015	ALB016	ALB017	ALB018		
1	Site wholly or partly within one or more of the following (record all that apply):																
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0		
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	0		
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	0	0		
2	Site boundary within buffer zone¹ of one or more (record all that apply):																
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0		
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	0		
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	500m of Ancient woodland		0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	250m of a Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0	0	0	
100m of a Local Nature Reserve	-		0	0	0	0	-	0	0	0	-	-	0	0	0		
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	-	-	0	0	-	-	0	0	-	0	0	-	0		
4	Site contains one or more (or part) of the following² (record all that apply):																
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0		
	Outdoor sports facility		0	0	0	0	-	0	0	0	0	0	-	0	0		
	Amenity green space		0	0	-	0	0	0	0	0	0	0	0	0	0	0	
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	0	0	0	0	0	0	0		
5	Site boundary within 480m³ of one or more of the following (record all that apply):																
	Primary School	Yes = plus score (+) No = minus score (-)	-	+	-	+	+	-	-	-	-	-	-	+	+		
	GP surgery		+	+	-	-	+	-	-	-	-	-	-	+	-	-	
	Library(permanent or mobile library stop)		+	-	-	-	+	+	-	-	+	-	-	-	-	-	
	Leisure centre		-	-	-	-	+	-	-	-	+	-	-	-	-	-	
	Children's playground		+	+	+	+	+	+	-	+	+	-	-	-	+	+	
	Outdoor sports facility		+	+	+	+	+	+	-	+	-	+	+	+	+	+	
Amenity green space	+		-	+	+	+	+	-	-	+	+	+	+	-	+		
Accessible natural green space (natural/semi-natural green space)	+	+	+	+	-	+	-	+	+	+	+	+	-	+			
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	+	+	+	+	+	+	-	+	+	+	+	+	+		
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	-	-	-	-	-	-	-	-		
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	-	-	-	-	-	-	-	-		
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	-	0	0	0	0	0	0	0	0	-	-	0	0		
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0		
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	0	+	0	0	0	+	0	+	0	0	0	0	0		
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	-	0	0	0		
13	Site wholly/partly within/contains any of the following (record all that apply):																
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0		
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0	0		
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	a Conservation Area		0	0	0	0	0	0	0	0	0	0	0	0	0	0	
a Listed Building	0		0	0	0	0	0	0	0	0	0	0	0	0	0		
14	Site boundary within buffer zone⁵ of one or more (record all that apply):																
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0		
	300m of a Scheduled Monument		-	0	0	0	0	-	0	0	-	0	0	0	0		
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Conservation Area		-	0	0	0	-	-	0	0	0	-	-	-	0	0	
300m of a Listed Building	-		-	-	-	-	-	0	0	-	-	0	-	-	-		
15	Site is wholly/partly classified as very high landscape sensitivity for residential		Double minus score (-)														
	Site is wholly/partly classified as high landscape sensitivity for residential		Minus score (-)														
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential		Zero score (0)		0		0	0		0	0	0	0	0	0		
	Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary		Plus score (+)			+	+		+								
Please note: where a site falls into more than one category, highest sensitivity category is recorded																	
Overall Score			-3	1	-2	0	1	-6	-11	-2	-1	-8	-8	-6	0		
Overall Settlement Sustainability Conclusion			Good	Good	Good	Good	Good	Fair	Poor	Good	Good	Poor	Poor	Fair	Good		
Overall Black Country Contribution Sustainability Conclusion			Fair	Good	Good	Good	Good	Fair	Fair	Good	Good	Fair	Fair	Fair	Good		

Albrighton Settlement Range is 1 to -11 Good is 1 to -3 Fair is -4 to -7 Poor is -8 to -11
 Bridgnorth Settlement Range is 7 to -15, Good is 7 to 0 Fair is -1 to -8 Poor is -9 to -15
 Broseley Settlement Range is 5 to -18, Good is 5 to -2 Fair is -3 to -10 Poor is -11 to -18
 Highley Settlement Range is 5 to -11 Good is 5 to 0 Fair is -1 to -6 Poor is -7 to -11
 Much Wenlock Settlement Range is Range is 1 to -11 Good is 1 to -3 Fair is -4 to -7 Poor is -8 to -11
 Shifnal Settlement Range is -1 to -15 Good is -1 to -5 Fair is -6 to -10 Poor is -11 to -15
 Shrewsbury Settlement Range is 6 to -15 Good is 6 to -1 Fair is -2 to -8 Poor is -9 to -15
 Strategic Settlements / Strategic Sites Range is 2 to -21 Good is 2 to -5 Fair is -6 to -13 Poor is -14 to -21
 Settlements and Strategic Settlements/Sites within scope for the Black Country Contribution Range is 7 to -21
 Good is 7 to -2 Fair is -3 to -12 Poor is -13 to -21

Criteria	Criteria Description	Scoring Guide	Settlement:														
			Albrighton	Albrighton	Albrighton												
			Site Ref:	Site Ref:													
			ALB019	ALB020	ALB021	ALB022	ALB023	ALB024	P32a	P32b	P32c	P35	P36a	P36b	P37a		
1	Site wholly or partly within one or more of the following (record all that apply):																
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0		
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	0	0		
2	Site boundary within buffer zone¹ of one or more (record all that apply):																
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0		
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	0		
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	500m of Ancient woodland		0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	250m of a Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0	0	0	
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	0	0		
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	-	-	0	0	0	-	0	0	0	-	-	0	0		
4	Site contains one or more (or part) of the following² (record all that apply):																
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0		
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	0	0	0		
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	0	0	0	0	0	0	0		
5	Site boundary within 480m³ of one or more of the following (record all that apply):																
	Primary School	Yes = plus score (+) No = minus score (-)	-	-	-	-	+	+	+	-	+	+	+	+	-		
	GP surgery		-	-	-	-	+	+	+	-	+	+	-	-	-	-	
	Library(permanent or mobile library stop)		-	-	-	-	+	-	-	-	-	+	-	-	-	-	
	Leisure centre		-	-	-	-	+	-	-	-	-	+	-	+	-	-	
	Children's playground		-	-	-	-	-	-	-	-	-	-	-	+	+	-	
	Outdoor sports facility		-	-	+	-	+	+	+	-	+	+	+	+	+	+	
	Amenity green space		-	+	-	-	-	-	-	-	-	-	-	+	+	-	
Accessible natural green space (natural/semi-natural green space)	-		-	-	-	-	-	-	-	+	+	-	-	-	-		
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	-	-	-	-	+	+	+	+	+	+	-	+	-		
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	-	-	-	-	-	-	-	-		
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	-	-	-	-	-	-	-	-		
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	-	-	0	-	0		
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0		
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	+	0	0	0	0	0	+	0	0	0	0	0	0		
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0		
13	Site wholly/partly within/contains any of the following (record all that apply):																
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0		
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0	0		
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	a Conservation Area		0	0	0	0	0	0	0	0	0	0	0	0	0	0	
a Listed Building	0		0	0	0	0	0	0	0	0	0	0	0	0	0		
14	Site boundary within buffer zone⁵ of one or more (record all that apply):																
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0		
	300m of a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Conservation Area		0	0	0	0	0	0	0	0	0	0	0	0	0	0	
300m of a Listed Building	0		-	-	0	-	-	-	0	-	-	-	-	-	0		
15	Site is wholly/partly classified as very high landscape sensitivity for residential	Double minus score (-)															
	Site is wholly/partly classified as high landscape sensitivity for residential	Minus score (-)															
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential	Zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0		
	Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary	Plus score (+)															
Please note: where a site falls into more than one category, highest sensitivity category is recorded																	
Overall Score			-11	-11	-10	-11	-3	-8	-3	-7	-4	-5	-6	-2	-9		
Overall Settlement Sustainability Conclusion			Poor	Poor	Poor	Poor	Good	Poor	Good	Fair	Fair	Fair	Fair	Good	Poor		
Overall Black Country Contribution Sustainability Conclusion			Fair	Good	Fair												

Albrighton Settlement Range is 1 to -11 Good is 1 to -3 Fair is -4 to -7 Poor is -8 to -11
 Bridgnorth Settlement Range is 7 to -15, Good is 7 to 0 Fair is -1 to -8 Poor is -9 to -15
 Broseley Settlement Range is 5 to -18, Good is 5 to -2 Fair is -3 to -10 Poor is -11 to -18
 Highley Settlement Range is 5 to -11 Good is 5 to 0 Fair is -1 to -6 Poor is -7 to -11
 Much Wenlock Settlement Range is Range is 1 to -11 Good is 1 to -3 Fair is -4 to -7 Poor is -8 to -11
 Shifnal Settlement Range is -1 to -15 Good is -1 to -5 Fair is -6 to -10 Poor is -11 to -15
 Shrewsbury Settlement Range is 6 to -15 Good is 6 to -1 Fair is -2 to -8 Poor is -9 to -15
 Strategic Settlements / Strategic Sites Range is 2 to -21 Good is 2 to -5 Fair is -6 to -13 Poor is -14 to -21
 Settlements and Strategic Settlements/Sites within scope for the Black Country Contribution Range is 7 to -21
 Good is 7 to -2 Fair is -3 to -12 Poor is -13 to -21

Criteria	Criteria Description	Scoring Guide	Settlement:	Settlement:	Settlement:	Settlement:	Settlement:	Settlement:	Settlement:	Settlement:	Settlement:	Settlement:	Settlement:	Settlement:	Settlement:	Settlement:	Settlement:		
			Albrighton	Albrighton	Albrighton	Albrighton	Bridgnorth	Bridgnorth	Bridgnorth	Bridgnorth	Bridgnorth	Bridgnorth	Bridgnorth	Bridgnorth	Bridgnorth	Bridgnorth	Bridgnorth	Bridgnorth	Bridgnorth
			Site Ref: P37b	Site Ref: P38	Site Ref: P39	Site Ref: ALB017 & ALB021	Site Ref: BRD001	Site Ref: BRD003	Site Ref: BRD005	Site Ref: BRD006	Site Ref: BRD006a	Site Ref: BRD007X	Site Ref: BRD011	Site Ref: BRD012	Site Ref: BRD014				
1	Site wholly or partly within one or more of the following (record all that apply):																		
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
2	Site boundary within buffer zone¹ of one or more (record all that apply):																		
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	500m of Ancient woodland		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	250m of a Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	0	0	0	-	-	-	-	0	-	-	-	-	-	-	-		
4	Site contains one or more (or part) of the following² (record all that apply):																		
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	0	0	-	0	0	0	0	0			
5	Site boundary within 480m³ of one or more of the following (record all that apply):																		
	Primary School	Yes = plus score (+) No = minus score (-)	-	-	-	+	-	+	+	-	-	-	-	-	-	-	-		
	GP surgery		-	-	-	+	-	-	-	-	-	-	-	-	-	-	-		
	Library(permanent or mobile library stop)		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Leisure centre		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Children's playground		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Outdoor sports facility		+	+	+	+	+	+	+	+	-	-	+	+	+	+	+	+	
	Amenity green space		-	+	-	-	-	-	-	-	-	+	+	+	+	+	+	+	
Accessible natural green space (natural/semi-natural green space)	-		+	+	+	-	-	-	-	+	+	+	+	+	+	+	+		
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	-	+	+	+	-	+	+	+	-	+	+	+	+	+	+		
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	-	0	-	-	0	-	-	0	-	-		
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	-	0	0	0	0	0	0	0	0	0		
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	-	0	0	0	0	0	0	0		
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	0	+	0	0	0	0	0	0	0	+	0	0	+	0	+		
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	-	0	0	0	0	0	0	0	0	0	0	0	0	-		
13	Site wholly/partly within/contains any of the following (record all that apply):																		
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	a Conservation Area		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
a Listed Building	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
14	Site boundary within buffer zone⁵ of one or more (record all that apply):																		
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	300m of a Scheduled Monument		0	0	-	0	0	0	0	0	0	0	0	0	0	0	0		
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	300m of a Conservation Area		0	-	-	-	0	0	0	0	0	0	-	-	0	0	0		
300m of a Listed Building	-		0	-	-	-	0	0	0	0	-	-	-	0	0	0			
15	Site is wholly/partly classified as very high landscape sensitivity for residential	Double minus score (-)																	
	Site is wholly/partly classified as high landscape sensitivity for residential	Minus score (-)																	
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential	Zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
	Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary	Plus score (+)																	
Please note: where a site falls into more than one category, highest sensitivity category is recorded																			
Overall Score			-10	-4	-8	-6	0	4	-8	-4	-3	-5	-8	-1	-7	0	4		
Overall Settlement Sustainability Conclusion			Poor	Fair	Poor	Fair	Good	Good	Fair	Fair	Fair	Fair	Fair	Fair	Fair	Fair	Fair		
Overall Black Country Contribution Sustainability Conclusion			Fair	Fair	Fair	Fair	Good	Good	Fair	Fair	Fair	Fair	Fair	Good	Fair	Fair	Fair		

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Albrighton Settlement Range is 1 to -11 Good is 1 to -3 Fair is -4 to -7 Poor is -8 to -11
 Bridgnorth Settlement Range is 7 to -15, Good is 7 to 0 Fair is -1 to -8 Poor is -9 to -15
 Broseley Settlement Range is 5 to -18, Good is 5 to -2 Fair is -3 to -10 Poor is -11 to -18
 Highley Settlement Range is 5 to -11 Good is 5 to 0 Fair is -1 to -6 Poor is -7 to -11
 Much Wenlock Settlement Range is Range is 1 to -11 Good is 1 to -3 Fair is -4 to -7 Poor is -8 to -11
 Shifnal Settlement Range is -1 to -15 Good is -1 to -5 Fair is -6 to -10 Poor is -11 to -15
 Shrewsbury Settlement Range is 6 to -15 Good is 6 to -1 Fair is -2 to -8 Poor is -9 to -15
 Strategic Settlements / Strategic Sites Range is 2 to -21 Good is 2 to -5 Fair is -6 to -13 Poor is -14 to -21
 Settlements and Strategic Settlements/Sites within scope for the Black Country Contribution Range is 7 to -21
 Good is 7 to -2 Fair is -3 to -12 Poor is -13 to -21

Criteria	Criteria Description	Scoring Guide	Settlement: Bridgnorth												
			Site Ref:	Site Ref:											
			BRD015X	BRD016	BRD017	BRD018X	BRD019	BRD019a	BRD021	BRD022	BRD023	BRD024	BRD025	BRD026	BRD027
1	Site wholly or partly within one or more of the following (record all that apply):														
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0	
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0	
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0	
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0		
2	Site boundary within buffer zone¹ of one or more (record all that apply):														
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0	
	500m of Ancient woodland		0	0	0	0	0	0	0	0	0	0	0	0	
	250m of a Wildlife Site		-	-	0	0	0	0	0	0	0	0	0	0	
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0		
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	0	-	0	0	0	0	0	0	0	0	0	0	
4	Site contains one or more (or part) of the following² (record all that apply):														
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	0	0	
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	0	
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	0	0	0	0	0		
5	Site boundary within 480m³ of one or more of the following (record all that apply):														
	Primary School	Yes = plus score (+) No = minus score (-)	-	-	+	+	+	+	+	+	+	-	+		
	GP surgery		-	-	-	+	-	-	-	-	-	-	-	+	
	Library(permanent or mobile library stop)		+	-	-	+	-	-	-	-	-	-	-	+	
	Leisure centre		-	-	-	-	-	-	-	-	-	-	-	+	
	Children's playground		+	+	-	-	-	-	+	+	+	+	-	+	
	Outdoor sports facility		+	+	+	+	+	+	+	+	+	-	-	+	
	Amenity green space		+	+	+	-	+	+	-	+	+	+	+	+	
Accessible natural green space (natural/semi-natural green space)	+		+	-	+	-	-	-	-	-	+	+	+		
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	+	+	-	+	-	-	-	+	+	+	+	+	
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	0	-	-	0	-	-	-	-	-	-	-	0	
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	-	0	0	0	0	0	0	0	0	0	0	0	
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	0	0	0	0	0	0	0	+	+	0	0	+	
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
13	Site wholly/partly within/contains any of the following (record all that apply):														
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	a Scheduled Monument		0	--	0	0	0	0	0	0	0	0	0	0	
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	
	a Conservation Area		--	--	0	--	0	0	0	0	0	0	0	--	
a Listed Building	0		0	0	0	0	0	0	0	0	0	0	0		
14	Site boundary within buffer zone⁵ of one or more (record all that apply):														
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Scheduled Monument		-	-	0	-	0	0	0	0	0	0	0	0	
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Conservation Area		-	-	0	-	0	0	-	0	0	0	0	-	
300m of a Listed Building	-		-	0	-	0	0	-	-	0	-	-	0		
15	Site is wholly/partly classified as very high landscape sensitivity for residential		Double minus score (-)												
	Site is wholly/partly classified as high landscape sensitivity for residential		Minus score (-)												
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential		Zero score (0)		0	0	0	0	0	0	0	0	0	0	
	Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary		Plus score (+)		+			+					+	+	
Please note: where a site falls into more than one category, highest sensitivity category is recorded															
Overall Score			-3	-9	-4	-1	-4	-4	-6	-2	-1	-1	-6	7	
Overall Settlement Sustainability Conclusion			Fair	Poor	Fair	Good									
Overall Black Country Contribution Sustainability Conclusion			Fair	Fair	Fair	Good	Fair	Fair	Fair	Good	Good	Good	Fair	Good	

Albrighton Settlement Range is 1 to -11 Good is 1 to -3 Fair is -4 to -7 Poor is -8 to -11
 Bridgnorth Settlement Range is 7 to -15, Good is 7 to 0 Fair is -1 to -8 Poor is -9 to -15
 Broseley Settlement Range is 5 to -18, Good is 5 to -2 Fair is -3 to -10 Poor is -11 to -18
 Highley Settlement Range is 5 to -11 Good is 5 to 0 Fair is -1 to -6 Poor is -7 to -11
 Much Wenlock Settlement Range is Range is 1 to -11 Good is 1 to -3 Fair is -4 to -7 Poor is -8 to -11
 Shifnal Settlement Range is -1 to -15 Good is -1 to -5 Fair is -6 to -10 Poor is -11 to -15
 Shrewsbury Settlement Range is 6 to -15 Good is 6 to -1 Fair is -2 to -8 Poor is -9 to -15
 Strategic Settlements / Strategic Sites Range is 2 to -21 Good is 2 to -5 Fair is -6 to -13 Poor is -14 to -21
 Settlements and Strategic Settlements/Sites within scope for the Black Country Contribution Range is 7 to -21
 Good is 7 to -2 Fair is -3 to -12 Poor is -13 to -21

Criteria	Criteria Description	Scoring Guide	Settlement: Bridgnorth														
			Site Ref:	Site Ref:	Site Ref:												
			BRD028	BRD030	BRD031	BRD032	ODY001	ODY002	ODY004	ODY007	ODY008	ODY009	ODY010	ODY011X	P52		
1	Site wholly or partly within one or more of the following (record all that apply):																
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0		
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	0		
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	0	0		
2	Site boundary within buffer zone¹ of one or more (record all that apply):																
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0		
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	0		
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	500m of Ancient woodland		0	0	0	-	0	0	0	0	0	0	0	0	-	-	
	250m of a Wildlife Site		-	0	0	-	-	0	0	0	0	0	-	0	-	-	
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	0	0		
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	0	-	0	-	-	-	-	-	-	-	-	-	-		
4	Site contains one or more (or part) of the following² (record all that apply):																
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0		
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	0	0	0		
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	0	0	0	0	0	0	0		
5	Site boundary within 480m³ of one or more of the following (record all that apply):																
	Primary School	Yes = plus score (+) No = minus score (-)	-	+	-	+	-	+	-	+	-	-	-	-	-		
	GP surgery		-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Library(permanent or mobile library stop)		-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Leisure centre		-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Children's playground		-	-	-	+	+	+	+	+	+	+	+	+	+	+	
	Outdoor sports facility		+	-	-	+	+	+	+	+	+	+	+	+	+	+	
Amenity green space	+		+	-	+	-	-	-	-	-	-	-	-	-	-		
Accessible natural green space (natural/semi-natural green space)	+	-	-	+	-	-	-	+	-	-	-	-	-	-			
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	+	+	-	+	-	-	-	+	-	-	-	-	-		
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	-	-	-	-	-	-	-	-		
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0		
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	-	-	-	0	0	0	0	0	0	0	0	0	0		
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0		
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	0	+	0	0	+	0	0	0	0	0	0	0	0		
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0		
13	Site wholly/partly within/contains any of the following (record all that apply):																
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0		
	a Scheduled Monument		0	0	0	--	0	0	0	0	0	0	0	0	0		
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	a Conservation Area		0	0	0	0	0	--	0	0	--	0	--	--	0	0	
a Listed Building	0		--	0	0	0	0	0	0	0	0	0	0	0	0		
14	Site boundary within buffer zone⁵ of one or more (record all that apply):																
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0		
	300m of a Scheduled Monument		-	0	0	-	0	-	0	-	0	0	0	0	-		
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Conservation Area		-	0	0	0	-	-	-	-	-	-	-	-	0	0	
300m of a Listed Building	-		-	0	-	-	-	-	-	-	-	-	-	0	0		
15	Site is wholly/partly classified as very high landscape sensitivity for residential	Double minus score (-)															
	Site is wholly/partly classified as high landscape sensitivity for residential	Minus score (-)	-												-		
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential	Zero score (0)		0			0	0	0	0	0	0	0	0			
	Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary	Plus score (+)															
Please note: where a site falls into more than one category, highest sensitivity category is recorded																	
Overall Score			-8	-8	-11	-5	-9	-10	-9	-4	-9	-13	-12	-12	-13		
Overall Settlement Sustainability Conclusion			Fair	Fair	Poor	Fair	Poor	Poor	Poor	Fair	Poor	Poor	Poor	Poor	Poor		
Overall Black Country Contribution Sustainability Conclusion			Fair	Poor	Fair	Fair	Poor										

Albrighton Settlement Range is 1 to -11 Good is 1 to -3 Fair is -4 to -7 Poor is -8 to -11
 Bridgnorth Settlement Range is 7 to -15, Good is 7 to 0 Fair is -1 to -8 Poor is -9 to -15
 Broseley Settlement Range is 5 to -18, Good is 5 to -2 Fair is -3 to -10 Poor is -11 to -18
 Highley Settlement Range is 5 to -11 Good is 5 to 0 Fair is -1 to -6 Poor is -7 to -11
 Much Wenlock Settlement Range is Range is 1 to -11 Good is 1 to -3 Fair is -4 to -7 Poor is -8 to -11
 Shifnal Settlement Range is -1 to -15 Good is -1 to -5 Fair is -6 to -10 Poor is -11 to -15
 Shrewsbury Settlement Range is 6 to -15 Good is 6 to -1 Fair is -2 to -8 Poor is -9 to -15
 Strategic Settlements / Strategic Sites Range is 2 to -21 Good is 2 to -5 Fair is -6 to -13 Poor is -14 to -21
 Settlements and Strategic Settlements/Sites within scope for the Black Country Contribution Range is 7 to -21
 Good is 7 to -2 Fair is -3 to -12 Poor is -13 to -21

Criteria	Criteria Description	Scoring Guide	Settlement: Bridgnorth												
			Site Ref:	Site Ref:											
			P53a	P53b	P54	P55	P56	P58a	P58b	P59	P61	P62	P63	STC001	STC002
1	Site wholly or partly within one or more of the following (record all that apply):														
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0	
	Ancient Woodland		0	0	0	--	--	0	0	0	0	0	0	0	
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0	
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0		
2	Site boundary within buffer zone¹ of one or more (record all that apply):														
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0	
	500m of Ancient woodland		-	-	-	-	-	0	0	-	-	0	0	0	
	250m of a Wildlife Site		0	0	0	-	-	0	0	0	-	-	0	0	
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0		
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	0	0	0	-	-	0	0	0	-	-	0	0	
4	Site contains one or more (or part) of the following² (record all that apply):														
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	0	0	
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	0	
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	0	0	0	-	0	0	
5	Site boundary within 480m³ of one or more of the following (record all that apply):														
	Primary School	Yes = plus score (+) No = minus score (-)	-	-	-	+	+	-	-	-	-	-	-	-	
	GP surgery		-	-	-	-	-	-	-	-	-	-	-	-	
	Library(permanent or mobile library stop)		-	-	-	-	-	-	-	-	-	-	-	-	
	Leisure centre		-	-	-	-	-	-	-	-	-	-	-	-	
	Children's playground		-	-	+	+	+	+	+	+	-	-	-	-	+
	Outdoor sports facility		-	-	-	+	+	-	-	-	-	-	-	-	-
Amenity green space	-		-	-	+	+	-	-	+	+	-	-	+	-	
Accessible natural green space (natural/semi-natural green space)	-	-	-	+	+	-	-	-	-	+	-	-	-		
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	-	-	+	+	+	-	-	-	+	+	+	+	
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	-	-	-	-	-	-	-	
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	0	-	0	0	0	0	-	-	0	0	0	
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	-	0	0
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	0	0	+	+	0	+	+	+	0	+	0	+	+
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	-	0	0	0	0	0	0	-	-	0	0
13	Site wholly/partly within/contains any of the following (record all that apply):														
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	a Scheduled Monument		0	0	0	--	--	0	0	0	0	0	0	0	
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	
	a Conservation Area		0	0	0	0	0	0	0	0	--	0	--	0	0
a Listed Building	0		0	0	0	0	0	0	0	0	0	0	0	0	
14	Site boundary within buffer zone⁵ of one or more (record all that apply):														
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Scheduled Monument		-	-	-	-	-	0	0	0	0	0	0	0	
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Conservation Area		0	0	0	0	0	0	0	0	-	0	0	0	0
300m of a Listed Building	0		-	-	0	-	0	0	0	-	-	0	0	0	
15	Site is wholly/partly classified as very high landscape sensitivity for residential		Double minus score (-)												
	Site is wholly/partly classified as high landscape sensitivity for residential	Minus score (-)				-	0				-	-	-		
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential	Zero score (0)	0	0	0			0	0	0			0	0	
	Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary	Plus score (+)													
Please note: where a site falls into more than one category, highest sensitivity category is recorded															
Overall Score			-12	-13	-10	-6	-7	-7	-8	-8	-14	-11	-15	-6	-5
Overall Settlement Sustainability Conclusion			Poor	Poor	Poor	Fair	Fair	Fair	Fair	Fair	Poor	Poor	Poor	Fair	Fair
Overall Black Country Contribution Sustainability Conclusion			Fair	Poor	Fair	Fair	Fair	Fair	Fair	Fair	Poor	Fair	Poor	Fair	Fair

Albrighton Settlement Range is 1 to -11 Good is 1 to -3 Fair is -4 to -7 Poor is -8 to -11
 Bridgnorth Settlement Range is 7 to -15, Good is 7 to 0 Fair is -1 to -8 Poor is -9 to -15
 Broseley Settlement Range is 5 to -18, Good is 5 to -2 Fair is -3 to -10 Poor is -11 to -18
 Highley Settlement Range is 5 to -11 Good is 5 to 0 Fair is -1 to -6 Poor is -7 to -11
 Much Wenlock Settlement Range is Range is 1 to -11 Good is 1 to -3 Fair is -4 to -7 Poor is -8 to -11
 Shifnal Settlement Range is -1 to -15 Good is -1 to -5 Fair is -6 to -10 Poor is -11 to -15
 Shrewsbury Settlement Range is 6 to -15 Good is 6 to -1 Fair is -2 to -8 Poor is -9 to -15
 Strategic Settlements / Strategic Sites Range is 2 to -21 Good is 2 to -5 Fair is -6 to -13 Poor is -14 to -21
 Settlements and Strategic Settlements/Sites within scope for the Black Country Contribution Range is 7 to -21
 Good is 7 to -2 Fair is -3 to -12 Poor is -13 to -21

Criteria	Criteria Description	Scoring Guide	Settlement: Bridgnorth	Settlement: Bridgnorth	Settlement: Bridgnorth	Settlement: Bridgnorth	Settlement: Broseley								
			Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:
			STC003	STC004	STC005	STC006	BEH001	BEH002	BEH003X	BEH006	BEH007	BEH008	BRO004	BRO006X	BRO007
1	Site wholly or partly within one or more of the following (record all that apply):														
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0	
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0	
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0	
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0		
2	Site boundary within buffer zone¹ of one or more (record all that apply):														
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0	
	500m of Ancient woodland		0	0	0	0	0	0	0	0	0	0	0	0	
	250m of a Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0	
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0		
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	-	-	0	-	-	-	0	0	0	0	0		
4	Site contains one or more (or part) of the following² (record all that apply):														
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	0	0	
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	0	
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	0	0	0	0	0		
5	Site boundary within 480m³ of one or more of the following (record all that apply):														
	Primary School	Yes = plus score (+) No = minus score (-)	-	-	-	-	-	-	-	-	-	-	-	-	
	GP surgery		-	-	-	-	-	-	-	-	-	-	-	-	
	Library(permanent or mobile library stop)		-	-	-	-	-	-	-	-	-	-	-	-	
	Leisure centre		-	-	-	-	-	-	-	-	-	-	-	-	
	Children's playground		-	+	-	-	-	-	-	-	-	-	-	-	
	Outdoor sports facility		-	-	-	-	-	-	-	+	-	+	+	+	
	Amenity green space		+	+	-	-	-	-	-	+	-	+	+	+	
Accessible natural green space (natural/semi-natural green space)	-		-	-	-	-	-	-	-	-	-	+	+		
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	+	+	+	+	+	+	+	+	+	+	+		
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-	-	0	0	0	0	0	0	0		
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	-	-	0	0	0	0	0	0	0	0	0		
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0		
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0		
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	+	+	0	+	+	+	+	+	+	+	+		
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0		
13	Site wholly/partly within/contains any of the following (record all that apply):														
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0	
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	
	a Conservation Area		0	0	0	0	0	0	0	0	0	0	0	0	
a Listed Building	0		0	0	0	0	0	0	0	0	0	0	0		
14	Site boundary within buffer zone⁵ of one or more (record all that apply):														
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Conservation Area		0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Listed Building		-	0	0	0	0	0	0	0	0	0	0	0	
15	Site is wholly/partly classified as very high landscape sensitivity for residential		Double minus score (-)												
Site is wholly/partly classified as high landscape sensitivity for residential	Minus score (-)														
Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential	Zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0		
Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary	Plus score (+)														
Please note: where a site falls into more than one category, highest sensitivity category is recorded															
Overall Score			-8	-5	-8	-8	-7	-7	-8	-8	-8	-6	-1	-5	5
Overall Settlement Sustainability Conclusion			Fair	Fair	Fair	Fair	Fair	Fair	Fair	Fair	Fair	Good	Fair	Good	
Overall Black Country Contribution Sustainability Conclusion			Fair	Fair	Fair	Fair	Fair	Fair	Fair	Fair	Fair	Good	Fair	Good	

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Albrighton Settlement Range is 1 to -11 Good is 1 to -3 Fair is -4 to -7 Poor is -8 to -11
 Bridgnorth Settlement Range is 7 to -15, Good is 7 to 0 Fair is -1 to -8 Poor is -9 to -15
 Broseley Settlement Range is 5 to -18, Good is 5 to -2 Fair is -3 to -10 Poor is -11 to -18
 Highley Settlement Range is 5 to -11 Good is 5 to 0 Fair is -1 to -6 Poor is -7 to -11
 Much Wenlock Settlement Range is Range is 1 to -11 Good is 1 to -3 Fair is -4 to -7 Poor is -8 to -11
 Shifnal Settlement Range is -1 to -15 Good is -1 to -5 Fair is -6 to -10 Poor is -11 to -15
 Shrewsbury Settlement Range is 6 to -15 Good is 6 to -1 Fair is -2 to -8 Poor is -9 to -15
 Strategic Settlements / Strategic Sites Range is 2 to -21 Good is 2 to -5 Fair is -6 to -13 Poor is -14 to -21
 Settlements and Strategic Settlements/Sites within scope for the Black Country Contribution Range is 7 to -21
 Good is 7 to -2 Fair is -3 to -12 Poor is -13 to -21

Criteria	Criteria Description	Scoring Guide	Settlement: Broseley												
			Site Ref:	Site Ref:											
			BRO010	BRO011	BRO012	BRO014	BRO015	BRO020	BRO021	BRO022	BRO024	BRO026	BRO027	BRO028X	BRO029
1	Site wholly or partly within one or more of the following (record all that apply):														
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0	
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0	
	Wildlife Site		0	0	0	0	0	0	0	--	0	0	0	0	
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0		
2	Site boundary within buffer zone¹ of one or more (record all that apply):														
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	
	500m of a Site of Special Scientific Interest		0	-	0	-	0	0	0	0	0	0	0	0	
	500m of Ancient woodland		0	-	0	-	0	0	-	0	0	0	0	0	
	250m of a Wildlife Site		0	-	-	-	0	0	-	-	-	0	-	0	
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0		
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	0	-	0	0	-	-	0	-	0	0	0	0	
4	Site contains one or more (or part) of the following² (record all that apply):														
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	0	0	
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	0	
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	0	0	0	0	0		
5	Site boundary within 480m³ of one or more of the following (record all that apply):														
	Primary School	Yes = plus score (+) No = minus score (-)	+	-	-	-	+	+	+	-	+	-	-	-	
	GP surgery		-	-	+	-	-	+	-	+	-	-	+	+	+
	Library(permanent or mobile library stop)		-	-	-	-	-	+	-	+	-	-	+	+	+
	Leisure centre		-	-	-	-	-	-	-	-	-	-	-	-	-
	Children's playground		+	-	+	-	+	-	-	+	+	+	+	+	+
	Outdoor sports facility		+	+	+	+	+	+	+	+	+	+	+	+	+
	Amenity green space		-	-	+	-	+	+	+	+	+	-	+	+	+
Accessible natural green space (natural/semi-natural green space)	+		+	+	+	-	-	-	-	+	+	-	-	-	
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	+	-	+	+	+	+	+	+	+	+	+	+	
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	+	+	0	0	0	+	+	+	+	+	0	0	
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	-	0	0	
13	Site wholly/partly within/contains any of the following (record all that apply):														
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0	
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	
	a Conservation Area		0	--	--	--	0	--	0	0	--	0	--	--	
a Listed Building	0		0	0	0	0	0	0	0	0	0	0	0		
14	Site boundary within buffer zone⁵ of one or more (record all that apply):														
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	-	0	-	0	0	-	0	0	0	0	0	
	300m of a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Conservation Area		-	-	-	-	-	-	-	-	-	-	-	-	
300m of a Listed Building	0		-	-	-	-	-	-	-	-	0	-	-		
15	Site is wholly/partly classified as very high landscape sensitivity for residential	Double minus score (-)	--	--		--					--				
	Site is wholly/partly classified as high landscape sensitivity for residential	Minus score (-)													
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential	Zero score (0)			0		0		0	0		0		0	
	Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary	Plus score (+)						+					+		
Please note: where a site falls into more than one category, highest sensitivity category is recorded															
Overall Score			-1	-15	-2	-13	-2	0	-5	0	-3	-3	1	0	-2
Overall Settlement Sustainability Conclusion			Good	Poor	Good	Poor	Good	Good	Fair	Good	Fair	Fair	Good	Good	Good
Overall Black Country Contribution Sustainability Conclusion			Good	Poor	Good	Poor	Good	Good	Fair	Good	Fair	Fair	Good	Good	Good

Albrighton Settlement Range is 1 to -11 Good is 1 to -3 Fair is -4 to -7 Poor is -8 to -11
 Bridgnorth Settlement Range is 7 to -15, Good is 7 to 0 Fair is -1 to -8 Poor is -9 to -15
 Broseley Settlement Range is 5 to -18, Good is 5 to -2 Fair is -3 to -10 Poor is -11 to -18
 Highley Settlement Range is 5 to -11 Good is 5 to 0 Fair is -1 to -6 Poor is -7 to -11
 Much Wenlock Settlement Range is Range is 1 to -11 Good is 1 to -3 Fair is -4 to -7 Poor is -8 to -11
 Shifnal Settlement Range is -1 to -15 Good is -1 to -5 Fair is -6 to -10 Poor is -11 to -15
 Shrewsbury Settlement Range is 6 to -15 Good is 6 to -1 Fair is -2 to -8 Poor is -9 to -15
 Strategic Settlements / Strategic Sites Range is 2 to -21 Good is 2 to -5 Fair is -6 to -13 Poor is -14 to -21
 Settlements and Strategic Settlements/Sites within scope for the Black Country Contribution Range is 7 to -21
 Good is 7 to -2 Fair is -3 to -12 Poor is -13 to -21

Criteria	Criteria Description	Scoring Guide	Settlement: Broseley													
			Site Ref:	Site Ref:												
			BRO030	BRO031	BRO032	BRO033	BRO034	BRO035X	BRO036	BRO037	BRO038	BRO039	BRO040	BRO041	BRO042	
1	Site wholly or partly within one or more of the following (record all that apply):															
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	0	
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	0	
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0	0	
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0	0	
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0	0	
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	0		
2	Site boundary within buffer zone¹ of one or more (record all that apply):															
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0		
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0		
	500m of a Site of Special Scientific Interest		-	0	0	-	-	0	0	0	0	0	0	0		
	500m of Ancient woodland		-	-	-	-	-	0	0	0	0	0	0	0		
	250m of a Wildlife Site		-	-	-	-	-	0	0	-	-	-	0	0		
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0			
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	0	-	0	-	-	0	-	0	-	0	0	0	0	
4	Site contains one or more (or part) of the following² (record all that apply):															
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	0	0		
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	0		
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	0	0	0	0	0			
5	Site boundary within 480m³ of one or more of the following (record all that apply):															
	Primary School	Yes = plus score (+) No = minus score (-)	-	-	-	-	-	-	+	+	+	+	+	+		
	GP surgery		-	-	-	-	-	+	-	+	-	+	-	-		
	Library(permanent or mobile library stop)		-	-	-	-	-	+	-	+	-	-	-	-		
	Leisure centre		-	-	-	-	-	-	-	-	-	-	-	-		
	Children's playground		-	-	-	-	-	+	-	+	-	+	-	-		
	Outdoor sports facility		+	+	+	+	+	+	+	+	+	+	+	+		
	Amenity green space		-	-	-	-	-	+	+	+	+	-	+	+		
Accessible natural green space (natural/semi-natural green space)	+		+	-	+	+	-	-	-	-	+	-	-			
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	+	+	+	-	+	+	+	+	+	+	+	+		
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	0	0	-	0	0	0	-	0	0	-	-	0		
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0		
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0		
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0		
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	0	+	+	0	0	0	+	+	+	0	0	+		
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0		
13	Site wholly/partly within/contains any of the following (record all that apply):															
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0		
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0		
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0		
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0		
	a Conservation Area		0	-	-	-	-	0	0	0	0	0	0	0		
a Listed Building	0		0	0	0	0	0	0	0	0	0	0	0			
14	Site boundary within buffer zone⁵ of one or more (record all that apply):															
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	-	0	0	-	-	0	0	0	0	-	0	0		
	300m of a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0		
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0		
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0		
	300m of a Conservation Area		-	-	-	-	-	-	-	-	-	0	0	0		
300m of a Listed Building	0		-	-	-	-	0	-	-	-	0	-	0			
15	Site is wholly/partly classified as very high landscape sensitivity for residential	Double minus score (-)	-	-	-	-	-	-	-	-	-	-	-	-		
	Site is wholly/partly classified as high landscape sensitivity for residential	Minus score (-)														
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential	Zero score (0)		0				0	0	0	0	0	0			
	Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary	Plus score (+)					+									
Please note: where a site falls into more than one category, highest sensitivity category is recorded																
Overall Score			-10	-9	-13	-16	-11	2	-4	3	-4	1	-3	-3	-5	
Overall Settlement Sustainability Conclusion			Fair	Fair	Poor	Poor	Poor	Good	Fair	Good	Fair	Good	Fair	Fair	Fair	
Overall Black Country Contribution Sustainability Conclusion			Fair	Fair	Poor	Poor	Fair	Good	Fair	Good	Fair	Good	Fair	Fair	Fair	

Albrighton Settlement Range is 1 to -11 Good is 1 to -3 Fair is -4 to -7 Poor is -8 to -11
 Bridgnorth Settlement Range is 7 to -15, Good is 7 to 0 Fair is -1 to -8 Poor is -9 to -15
 Broseley Settlement Range is 5 to -18, Good is 5 to -2 Fair is -3 to -10 Poor is -11 to -18
 Highley Settlement Range is 5 to -11 Good is 5 to 0 Fair is -1 to -6 Poor is -7 to -11
 Much Wenlock Settlement Range is Range is 1 to -11 Good is 1 to -3 Fair is -4 to -7 Poor is -8 to -11
 Shifnal Settlement Range is -1 to -15 Good is -1 to -5 Fair is -6 to -10 Poor is -11 to -15
 Shrewsbury Settlement Range is 6 to -15 Good is 6 to -1 Fair is -2 to -8 Poor is -9 to -15
 Strategic Settlements / Strategic Sites Range is 2 to -21 Good is 2 to -5 Fair is -6 to -13 Poor is -14 to -21
 Settlements and Strategic Settlements/Sites within scope for the Black Country Contribution Range is 7 to -21
 Good is 7 to -2 Fair is -3 to -12 Poor is -13 to -21

Criteria	Criteria Description	Scoring Guide	Settlement: Broseley	Settlement: Broseley	Settlement: Broseley	Settlement: Broseley	Settlement: Broseley	Settlement: Broseley	Settlement: Highley						
			Site Ref: BRO043	Site Ref: JKD001	Site Ref: JKD002	Site Ref: JKD003	Site Ref: JKD004	Site Ref: JKD004VAR	Site Ref: HNN001	Site Ref: HNN002	Site Ref: HNN003X	Site Ref: HNN004	Site Ref: HNN006	Site Ref: HNN008	Site Ref: HNN009
			Site Ref: BRO043	Site Ref: JKD001	Site Ref: JKD002	Site Ref: JKD003	Site Ref: JKD004	Site Ref: JKD004VAR	Site Ref: HNN001	Site Ref: HNN002	Site Ref: HNN003X	Site Ref: HNN004	Site Ref: HNN006	Site Ref: HNN008	Site Ref: HNN009
1	Site wholly or partly within one or more of the following (record all that apply):														
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0	0
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0	0
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	0	
2	Site boundary within buffer zone¹ of one or more (record all that apply):														
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0	
	500m of Ancient woodland		-	-	-	-	-	-	-	-	-	-	-	-	
	250m of a Wildlife Site		0	-	-	0	0	0	0	-	-	-	-	-	
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0		
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	0	-	0	0	0	0	0	0
4	Site contains one or more (or part) of the following² (record all that apply):														
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	0	0	
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	0	
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	0	0	0	0	0		
5	Site boundary within 480m³ of one or more of the following (record all that apply):														
	Primary School	Yes = plus score (+) No = minus score (-)	+	-	-	-	+	+	-	-	-	+	-	-	
	GP surgery		-	-	-	-	-	-	-	-	-	-	-	+	
	Library(permanent or mobile library stop)		-	-	-	-	-	-	-	-	-	-	+	+	
	Leisure centre		-	-	-	-	-	-	-	-	-	-	+	+	
	Children's playground		-	-	-	-	-	-	-	-	-	-	+	+	
	Outdoor sports facility		+	-	-	-	+	+	-	+	+	+	+	-	
	Amenity green space		+	-	-	-	+	+	-	+	-	-	+	+	
Accessible natural green space (natural/semi-natural green space)	-		-	-	-	-	-	-	-	-	-	-	-	-	
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	+	+	+	+	+	-	+	+	+	+	+	+	+
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	0	0	0	0	0	-	-	-	-	-	-	-
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	0	+	+	+	+	0	0	0	0	0	0	0	0
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0
13	Site wholly/partly within/contains any of the following (record all that apply):														
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	--	--	0	--	--	0	0	0	0	0	0	0
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0	
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	
	a Conservation Area		0	--	--	0	--	--	0	0	0	0	0	0	
a Listed Building	0		0	0	0	0	0	0	0	0	--	0	0		
14	Site boundary within buffer zone⁵ of one or more (record all that apply):														
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	-	-	-	-	-	0	0	0	0	0	0	
	300m of a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0		
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0		
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0		
	300m of a Conservation Area		0	-	-	-	-	-	-	0	-	-	-	0	
	300m of a Listed Building		0	-	0	0	0	0	0	-	-	-	-	0	
15	Site is wholly/partly classified as very high landscape sensitivity for residential		Double minus score (-)		--	--	--	--	--						
Site is wholly/partly classified as high landscape sensitivity for residential	Minus score (-)														
Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential	Zero score (0)	0							0		0	0	0	0	
Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary	Plus score (+)			+					+		+				
Please note: where a site falls into more than one category, highest sensitivity category is recorded															
Overall Score			-4	-18	-14	-12	-10	-12	-6	-2	0	-2	-2	-5	-6
Overall Settlement Sustainability Conclusion			Fair	Poor	Poor	Poor	Fair	Poor	Fair	Fair	Good	Fair	Fair	Fair	Fair
Overall Black Country Contribution Sustainability Conclusion			Fair	Poor	Poor	Fair	Fair	Fair	Fair	Good	Good	Good	Good	Fair	Fair

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Albrighton Settlement Range is 1 to -11 Good is 1 to -3 Fair is -4 to -7 Poor is -8 to -11
 Bridgnorth Settlement Range is 7 to -15, Good is 7 to 0 Fair is -1 to -8 Poor is -9 to -15
 Broseley Settlement Range is 5 to -18, Good is 5 to -2 Fair is -3 to -10 Poor is -11 to -18
 Highley Settlement Range is 5 to -11 Good is 5 to 0 Fair is -1 to -6 Poor is -7 to -11
 Much Wenlock Settlement Range is Range is 1 to -11 Good is 1 to -3 Fair is -4 to -7 Poor is -8 to -11
 Shifnal Settlement Range is -1 to -15 Good is -1 to -5 Fair is -6 to -10 Poor is -11 to -15
 Shrewsbury Settlement Range is 6 to -15 Good is 6 to -1 Fair is -2 to -8 Poor is -9 to -15
 Strategic Settlements / Strategic Sites Range is 2 to -21 Good is 2 to -5 Fair is -6 to -13 Poor is -14 to -21
 Settlements and Strategic Settlements/Sites within scope for the Black Country Contribution Range is 7 to -21
 Good is 7 to -2 Fair is -3 to -12 Poor is -13 to -21

Criteria	Criteria Description	Scoring Guide	Settlement: Highley												
			Site Ref:	Site Ref:											
			HNN010	HNN010a	HNN010b	HNN012X	HNN013	HNN014	HNN015	HNN016	HNN017	HNN018	HNN019	HNN021	HNN023
1	Site wholly or partly within one or more of the following (record all that apply):														
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0	
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0	
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0	
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0		
2	Site boundary within buffer zone¹ of one or more (record all that apply):														
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0	
	500m of Ancient woodland		0	0	0	0	0	0	0	0	0	0	0	0	
	250m of a Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0	
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0		
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	0	0	0	-	0	-	-	-	0	-	-	0	
4	Site contains one or more (or part) of the following² (record all that apply):														
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	0	0	
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	0	
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	0	0	0	0	0		
5	Site boundary within 480m³ of one or more of the following (record all that apply):														
	Primary School	Yes = plus score (+) No = minus score (-)	+	-	+	+	-	+	-	+	-	+	-	+	
	GP surgery		-	-	-	+	+	-	+	+	+	-	+	-	
	Library(permanent or mobile library stop)		+	+	+	+	-	+	-	+	-	-	-	+	
	Leisure centre		+	+	+	+	-	+	-	+	-	-	-	+	
	Children's playground		+	+	+	+	-	+	-	+	-	-	-	+	
	Outdoor sports facility		+	+	+	+	-	+	-	+	-	-	+	+	
	Amenity green space		-	-	-	+	+	-	+	+	+	-	+	-	
Accessible natural green space (natural/semi-natural green space)	-		-	-	-	-	-	-	-	-	-	-	-		
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	+	-	-	+	+	+	+	+	+	-	+	+	
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	-	-	-	-	-	-	-	
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	+	0	+	0	0	0	0	0	0	0	+	0	
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	-	0	
13	Site wholly/partly within/contains any of the following (record all that apply):														
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0	
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	
	a Conservation Area		0	-	0	0	0	0	0	0	0	0	0	0	
a Listed Building	0		0	0	0	0	0	0	0	0	0	0	0		
14	Site boundary within buffer zone⁵ of one or more (record all that apply):														
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Conservation Area		-	-	-	-	-	0	0	0	0	0	-	-	
300m of a Listed Building	-		0	-	0	0	-	0	-	0	0	0	-		
15	Site is wholly/partly classified as very high landscape sensitivity for residential	Double minus score (-)													
	Site is wholly/partly classified as high landscape sensitivity for residential	Minus score (-)													
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential	Zero score (0)	0	0	0		0	0	0	0		0		0	
	Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary	Plus score (+)				+							+		
Please note: where a site falls into more than one category, highest sensitivity category is recorded															
Overall Score			1	-5	-1	5	-6	0	-6	4	-5	-11	-3	-10	-1
Overall Settlement Sustainability Conclusion			Good	Fair	Fair	Good	Fair	Good	Fair	Good	Fair	Poor	Fair	Poor	Fair
Overall Black Country Contribution Sustainability Conclusion			Good	Fair	Good	Good	Fair	Good	Fair	Good	Fair	Fair	Fair	Fair	Good

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Albrighton Settlement Range is 1 to -11 Good is 1 to -3 Fair is -4 to -7 Poor is -8 to -11
 Bridgnorth Settlement Range is 7 to -15, Good is 7 to 0 Fair is -1 to -8 Poor is -9 to -15
 Broseley Settlement Range is 5 to -18, Good is 5 to -2 Fair is -3 to -10 Poor is -11 to -18
 Highley Settlement Range is 5 to -11 Good is 5 to 0 Fair is -1 to -6 Poor is -7 to -11
 Much Wenlock Settlement Range is Range is 1 to -11 Good is 1 to -3 Fair is -4 to -7 Poor is -8 to -11
 Shifnal Settlement Range is -1 to -15 Good is -1 to -5 Fair is -6 to -10 Poor is -11 to -15
 Shrewsbury Settlement Range is 6 to -15 Good is 6 to -1 Fair is -2 to -8 Poor is -9 to -15
 Strategic Settlements / Strategic Sites Range is 2 to -21 Good is 2 to -5 Fair is -6 to -13 Poor is -14 to -21
 Settlements and Strategic Settlements/Sites within scope for the Black Country Contribution Range is 7 to -21
 Good is 7 to -2 Fair is -3 to -12 Poor is -13 to -21

Criteria	Criteria Description	Scoring Guide	Settlement:												
			Highley	Highley	Much Wenlock										
			Site Ref: HNN025	Site Ref: HNN026	Site Ref: MUW001	Site Ref: MUW002	Site Ref: MUW003	Site Ref: MUW006	Site Ref: MUW007	Site Ref: MUW008	Site Ref: MUW009	Site Ref: MUW010	Site Ref: MUW011	Site Ref: MUW012	Site Ref: MUW012VAR
1	Site wholly or partly within one or more of the following (record all that apply):														
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0	
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0	
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0	
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0		
2	Site boundary within buffer zone¹ of one or more (record all that apply):														
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0	
	500m of Ancient woodland		-	-	-	-	-	-	-	-	-	-	-	-	
	250m of a Wildlife Site		-	-	-	-	-	-	-	-	-	-	-	-	
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0		
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
4	Site contains one or more (or part) of the following² (record all that apply):														
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	0	0	
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	0	
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	0	0	0	0	0		
5	Site boundary within 480m³ of one or more of the following (record all that apply):														
	Primary School	Yes = plus score (+) No = minus score (-)	+	+	-	+	-	-	-	-	-	-	+	+	
	GP surgery		-	-	-	-	-	-	-	-	-	-	-	-	
	Library(permanent or mobile library stop)		+	+	+	+	+	+	+	+	+	+	+	+	
	Leisure centre		+	+	-	-	-	-	-	-	-	-	-	-	
	Children's playground		+	+	+	+	+	+	+	+	+	+	+	+	
	Outdoor sports facility		+	+	+	+	+	+	+	+	+	+	+	+	
Amenity green space	-		-	-	-	-	-	-	-	-	-	-	-		
Accessible natural green space (natural/semi-natural green space)	-	-	-	-	-	-	-	-	-	-	-	-			
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	+	+	+	+	+	+	+	+	+	+	+	+	
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	-	-	-	-	-	-	-	
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0		
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0		
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0		
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	0	0	0	0	+	0	+	0	+	0	0		
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	-	0	0		
13	Site wholly/partly within/contains any of the following (record all that apply):														
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0	
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	
	a Conservation Area		0	0	0	0	0	0	0	0	0	0	0	0	
a Listed Building	0		0	0	0	0	0	0	0	0	0	0	0		
14	Site boundary within buffer zone⁵ of one or more (record all that apply):														
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Conservation Area		-	-	-	-	-	-	-	-	-	-	-	-	
300m of a Listed Building	0		-	0	0	0	0	0	0	0	0	0	0		
15	Site is wholly/partly classified as very high landscape sensitivity for residential	Double minus score (-)													
	Site is wholly/partly classified as high landscape sensitivity for residential	Minus score (-)													
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential	Zero score (0)	0	0	0	0	0	0	0	0	0	0	0		
	Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary	Plus score (+)													
Please note: where a site falls into more than one category, highest sensitivity category is recorded															
Overall Score			-1	-2	-6	1	-2	1	-1	-1	-2	-11	-11	-4	-4
Overall Settlement Sustainability Conclusion			Fair	Fair	Fair	Good	Good	Good	Good	Good	Good	Poor	Poor	Fair	Fair
Overall Black Country Contribution Sustainability Conclusion			Good	Good	Fair	Good	Good	Good	Good	Good	Good	Fair	Fair	Fair	Fair

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Albrighton Settlement Range is 1 to -11 Good is 1 to -3 Fair is -4 to -7 Poor is -8 to -11
 Bridgnorth Settlement Range is 7 to -15, Good is 7 to 0 Fair is -1 to -8 Poor is -9 to -15
 Broseley Settlement Range is 5 to -18, Good is 5 to -2 Fair is -3 to -10 Poor is -11 to -18
 Highley Settlement Range is 5 to -11 Good is 5 to 0 Fair is -1 to -6 Poor is -7 to -11
 Much Wenlock Settlement Range is Range is 1 to -11 Good is 1 to -3 Fair is -4 to -7 Poor is -8 to -11
 Shifnal Settlement Range is -1 to -15 Good is -1 to -5 Fair is -6 to -10 Poor is -11 to -15
 Shrewsbury Settlement Range is 6 to -15 Good is 6 to -1 Fair is -2 to -8 Poor is -9 to -15
 Strategic Settlements / Strategic Sites Range is 2 to -21 Good is 2 to -5 Fair is -6 to -13 Poor is -14 to -21
 Settlements and Strategic Settlements/Sites within scope for the Black Country Contribution Range is 7 to -21
 Good is 7 to -2 Fair is -3 to -12 Poor is -13 to -21

Criteria	Criteria Description	Scoring Guide	Settlement: Much Wenlock	Settlement: Much Wenlock	Settlement: Much Wenlock	Settlement: Much Wenlock	Settlement: Much Wenlock	Settlement: Much Wenlock	Settlement: Shifnal						
			Site Ref: MUW013	Site Ref: MUW014	Site Ref: MUW015	Site Ref: MUW016	Site Ref: MUW016VAR	Site Ref: MUW017	Site Ref: P10	Site Ref: P14	Site Ref: P15a	Site Ref: P15b	Site Ref: P16	Site Ref: P17a	Site Ref: P17b
1	Site wholly or partly within one or more of the following (record all that apply):														
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0	0
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0	0
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	0	
2	Site boundary within buffer zone¹ of one or more (record all that apply):														
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	
	500m of a Site of Special Scientific Interest		-	-	0	0	0	0	0	0	0	0	0	0	
	500m of Ancient woodland		0	0	0	0	0	0	0	0	0	0	0	0	
	250m of a Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0	
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0		
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0
4	Site contains one or more (or part) of the following² (record all that apply):														
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	0	0	
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	0	
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	0	0	0	0	0		
5	Site boundary within 480m³ of one or more of the following (record all that apply):														
	Primary School	Yes = plus score (+) No = minus score (-)	-	-	+	-	+	+	-	-	+	-	-	-	
	GP surgery		-	-	+	-	-	-	-	-	-	+	-	-	
	Library(permanent or mobile library stop)		-	-	+	-	-	-	-	-	-	-	-	-	
	Leisure centre		-	-	-	-	-	-	-	-	-	-	-	-	
	Children's playground		-	-	-	-	-	-	-	-	-	-	+	-	
	Outdoor sports facility		-	-	+	+	+	+	+	+	+	+	+	+	
	Amenity green space		-	-	+	+	+	+	+	+	+	+	+	+	
Accessible natural green space (natural/semi-natural green space)	-		-	-	-	-	-	-	-	-	-	-	-		
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	-	+	+	+	+	+	+	+	+	+	+	+	
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	-	-	-	-	-	-	-	
	8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	-	-	-	0	-	-	-	-	-	-	
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0		
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0		
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0		
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0		
13	Site wholly/partly within/contains any of the following (record all that apply):														
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0		
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0		
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0		
	a Conservation Area		0	0	0	0	0	0	0	0	0	0	0		
a Listed Building	0		0	0	0	0	0	0	0	0	0	0			
14	Site boundary within buffer zone⁵ of one or more (record all that apply):														
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0		
	300m of a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0		
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0		
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0		
	300m of a Conservation Area		0	-	-	0	0	-	0	0	0	0	0		
300m of a Listed Building	0		0	-	0	0	0	0	0	0	0	0			
15	Site is wholly/partly classified as very high landscape sensitivity for residential	Double minus score (-)													
	Site is wholly/partly classified as high landscape sensitivity for residential	Minus score (-)													
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential	Zero score (0)	0	0	0	0	0	0	0	0	0	0	0		
	Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary	Plus score (+)													
Please note: where a site falls into more than one category, highest sensitivity category is recorded															
Overall Score			-11	-11	-1	-5	-2	-6	-9	-6	-13	-15	-10	-7	-10
Overall Settlement Sustainability Conclusion			Poor	Poor	Good	Fair	Good	Fair	Fair	Fair	Poor	Poor	Fair	Fair	Fair
Overall Black Country Contribution Sustainability Conclusion			Fair	Fair	Good	Fair	Good	Fair	Fair	Fair	Poor	Poor	Fair	Fair	Fair

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Albrighton Settlement Range is 1 to -11 Good is 1 to -3 Fair is -4 to -7 Poor is -8 to -11
 Bridgnorth Settlement Range is 7 to -15, Good is 7 to 0 Fair is -1 to -8 Poor is -9 to -15
 Broseley Settlement Range is 5 to -18, Good is 5 to -2 Fair is -3 to -10 Poor is -11 to -18
 Highley Settlement Range is 5 to -11 Good is 5 to 0 Fair is -1 to -6 Poor is -7 to -11
 Much Wenlock Settlement Range is Range is 1 to -11 Good is 1 to -3 Fair is -4 to -7 Poor is -8 to -11
 Shifnal Settlement Range is -1 to -15 Good is -1 to -5 Fair is -6 to -10 Poor is -11 to -15
 Shrewsbury Settlement Range is 6 to -15 Good is 6 to -1 Fair is -2 to -8 Poor is -9 to -15
 Strategic Settlements / Strategic Sites Range is 2 to -21 Good is 2 to -5 Fair is -6 to -13 Poor is -14 to -21
 Settlements and Strategic Settlements/Sites within scope for the Black Country Contribution Range is 7 to -21
 Good is 7 to -2 Fair is -3 to -12 Poor is -13 to -21

Criteria	Criteria Description	Scoring Guide	Settlement: Shifnal												
			Site Ref: SHF004	Site Ref: SHF005	Site Ref: SHF007	Site Ref: SHF009	Site Ref: SHF013	Site Ref: SHF015	Site Ref: SHF016	Site Ref: SHF017	Site Ref: SHF018a	Site Ref: SHF018b	Site Ref: SHF018c	Site Ref: SHF018d	Site Ref: SHF019
			SHF004	SHF005	SHF007	SHF009	SHF013	SHF015	SHF016	SHF017	SHF018a	SHF018b	SHF018c	SHF018d	SHF019
1	Site wholly or partly within one or more of the following (record all that apply):														
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0	
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0	
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0	
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0		
2	Site boundary within buffer zone¹ of one or more (record all that apply):														
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0	
	500m of Ancient woodland		0	0	0	0	0	0	0	0	0	0	0	0	
	250m of a Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0	
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0		
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	-	0	0	-	-	-	-	-	0	-	0	-	
4	Site contains one or more (or part) of the following² (record all that apply):														
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	0	0	
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	0	
	Accessible natural green space (natural/semi-natural green space)		0	0	0	0	0	0	0	0	0	0	0	0	
	0		0	0	0	0	0	0	0	0	0	0	0		
5	Site boundary within 480m³ of one or more of the following (record all that apply):														
	Primary School	Yes = plus score (+) No = minus score (-)	-	+	-	-	-	+	-	+	-	-	+	-	
	GP surgery		+	+	-	+	-	-	+	+	-	-	-	-	
	Library(permanent or mobile library stop)		+	+	-	+	-	-	-	-	-	-	-	-	
	Leisure centre		-	-	-	-	+	-	-	-	-	+	-	-	
	Children's playground		+	+	-	+	+	+	+	+	+	-	+	-	
	Outdoor sports facility		+	+	-	+	+	+	+	+	+	-	+	+	
	Amenity green space		-	-	-	-	+	-	-	-	-	-	-	-	
Accessible natural green space (natural/semi-natural green space)	-		-	-	-	-	-	-	-	-	-	-	-		
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	+	+	-	+	-	-	+	+	-	-	-	-	
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	-	-	-	-	-	-	-	
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	-	-	-	-	-	-	-	
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	-	0	0	0	0	0	0	-	0	0	0	0	
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	+	+	0	+	0	+	+	0	+	0	+	0	
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	-	0	0	
13	Site wholly/partly within/contains any of the following (record all that apply):														
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0	
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	
	a Conservation Area		--	0	0	0	0	0	0	0	0	0	0	0	
a Listed Building	0		--	0	0	0	0	0	0	0	0	0	0		
14	Site boundary within buffer zone⁵ of one or more (record all that apply):														
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Conservation Area		-	-	0	-	0	0	-	-	0	0	0	0	
	300m of a Listed Building		-	-	0	-	0	-	-	-	0	-	0	-	
	-		-	0	-	0	-	-	-	0	-	0	-		
15	Site is wholly/partly classified as very high landscape sensitivity for residential	Double minus score (-)													
	Site is wholly/partly classified as high landscape sensitivity for residential	Minus score (-)													
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential	Zero score (0)			0		0	0	0	0	0	0	0	0	
	Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary	Plus score (+)	+	+		+									
Please note: where a site falls into more than one category, highest sensitivity category is recorded															
Overall Score			-5	-1	-11	-2	-4	-8	-5	-5	-8	-12	-4	-11	-9
Overall Settlement Sustainability Conclusion			Good	Good	Poor	Good	Good	Fair	Good	Good	Fair	Poor	Good	Poor	Fair
Overall Black Country Contribution Sustainability Conclusion			Fair	Good	Fair	Good	Fair	Fair							

Albrighton Settlement Range is 1 to -11 Good is 1 to -3 Fair is -4 to -7 Poor is -8 to -11
 Bridgnorth Settlement Range is 7 to -15, Good is 7 to 0 Fair is -1 to -8 Poor is -9 to -15
 Broseley Settlement Range is 5 to -18, Good is 5 to -2 Fair is -3 to -10 Poor is -11 to -18
 Highley Settlement Range is 5 to -11 Good is 5 to 0 Fair is -1 to -6 Poor is -7 to -11
 Much Wenlock Settlement Range is Range is 1 to -11 Good is 1 to -3 Fair is -4 to -7 Poor is -8 to -11
 Shifnal Settlement Range is -1 to -15 Good is -1 to -5 Fair is -6 to -10 Poor is -11 to -15
 Shrewsbury Settlement Range is 6 to -15 Good is 6 to -1 Fair is -2 to -8 Poor is -9 to -15
 Strategic Settlements / Strategic Sites Range is 2 to -21 Good is 2 to -5 Fair is -6 to -13 Poor is -14 to -21
 Settlements and Strategic Settlements/Sites within scope for the Black Country Contribution Range is 7 to -21
 Good is 7 to -2 Fair is -3 to -12 Poor is -13 to -21

Criteria	Criteria Description	Scoring Guide	Settlement: Shifnal												
			Site Ref:	Site Ref:											
			SHF019VAR	SHF021	SHF022	SHF023	SHF024	SHF025	SHF026	SHF027	SHF028	SHF029	SHF032	SHF033	SHF034
1	Site wholly or partly within one or more of the following (record all that apply):														
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0	
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0	
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0	
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0		
2	Site boundary within buffer zone¹ of one or more (record all that apply):														
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0	
	500m of Ancient woodland		0	0	0	0	-	0	0	0	0	0	0	0	
	250m of a Wildlife Site		0	0	0	0	-	0	0	0	0	0	0	0	
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0		
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	0	0	0	-	-	0	0	
4	Site contains one or more (or part) of the following² (record all that apply):														
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	0	0	
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	0	
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	0	0	0	0	0		
5	Site boundary within 480m³ of one or more of the following (record all that apply):														
	Primary School	Yes = plus score (+) No = minus score (-)	+	-	+	+	-	-	-	-	+	+	+	+	
	GP surgery		-	-	-	-	-	+	-	+	+	-	-	+	
	Library(permanent or mobile library stop)		-	-	-	-	-	+	-	+	+	-	-	-	
	Leisure centre		-	-	-	-	-	-	-	-	-	+	+	-	
	Children's playground		-	-	-	-	-	+	-	+	+	+	+	+	
	Outdoor sports facility		+	+	+	+	-	+	-	+	+	+	+	+	
Amenity green space	-		-	-	-	-	-	-	-	-	-	-	-		
Accessible natural green space (natural/semi-natural green space)	-	-	-	-	-	-	-	-	-	-	-	-			
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	-	-	-	-	-	+	-	+	+	-	-	+	
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	-	-	-	-	-	-	-	
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	-	-	-	-	0	-	-	-	-	-	-	-	
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	-	0	0	0	0	0	-	
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	0	0	0	0	0	0	0	+	+	0	0	0	
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
13	Site wholly/partly within/contains any of the following (record all that apply):														
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0	
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	
	a Conservation Area		0	0	0	0	0	-	0	0	-	0	0	0	
a Listed Building	0		0	0	0	0	0	0	0	0	0	0	0		
14	Site boundary within buffer zone⁵ of one or more (record all that apply):														
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Conservation Area		0	0	0	0	0	0	0	0	0	0	0	0	
300m of a Listed Building	-		0	-	-	0	-	-	-	-	-	-	-		
15	Site is wholly/partly classified as very high landscape sensitivity for residential	Double minus score (-)													
	Site is wholly/partly classified as high landscape sensitivity for residential	Minus score (-)													
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential	Zero score (0)	0		0	0	0	0	0	0	0	0	0		
	Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary	Plus score (+)		+				+		+	+				
Please note: where a site falls into more than one category, highest sensitivity category is recorded															
Overall Score			-9	-9	-9	-9	-13	-5	-12	-1	-4	-10	-4	-4	
Overall Settlement Sustainability Conclusion			Fair	Fair	Fair	Fair	Poor	Good	Poor	Good	Good	Fair	Good	Good	
Overall Black Country Contribution Sustainability Conclusion			Fair	Fair	Fair	Fair	Poor	Fair	Fair	Good	Fair	Fair	Fair	Fair	

Albrighton Settlement Range is 1 to -11 Good is 1 to -3 Fair is -4 to -7 Poor is -8 to -11
 Bridgnorth Settlement Range is 7 to -15, Good is 7 to 0 Fair is -1 to -8 Poor is -9 to -15
 Broseley Settlement Range is 5 to -18, Good is 5 to -2 Fair is -3 to -10 Poor is -11 to -18
 Highley Settlement Range is 5 to -11 Good is 5 to 0 Fair is -1 to -6 Poor is -7 to -11
 Much Wenlock Settlement Range is Range is 1 to -11 Good is 1 to -3 Fair is -4 to -7 Poor is -8 to -11
 Shifnal Settlement Range is -1 to -15 Good is -1 to -5 Fair is -6 to -10 Poor is -11 to -15
 Shrewsbury Settlement Range is 6 to -15 Good is 6 to -1 Fair is -2 to -8 Poor is -9 to -15
 Strategic Settlements / Strategic Sites Range is 2 to -21 Good is 2 to -5 Fair is -6 to -13 Poor is -14 to -21
 Settlements and Strategic Settlements/Sites within scope for the Black Country Contribution Range is 7 to -21
 Good is 7 to -2 Fair is -3 to -12 Poor is -13 to -21

Criteria	Criteria Description	Scoring Guide	Settlement: Shifnal	Settlement: Shifnal	Settlement: Shifnal	Settlement: Shifnal	Settlement: Shifnal	Settlement: Shrewsbury							
			Site Ref: SHF035	Site Ref: SHF037	Site Ref: SHF015 & SHF029	Site Ref: SHF018b & SHF018d	Site Ref: SHF022 & SHF023 (part)	Site Ref: BES001X	Site Ref: BES002	Site Ref: BES003	Site Ref: BIT026	Site Ref: GVH001X	Site Ref: SHR001X	Site Ref: SHR002	Site Ref: SHR002
			Site wholly or partly within one or more of the following (record all that apply):												
1	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0	
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0	
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0	
	Local Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	
2	Site boundary within buffer zone ¹ of one or more (record all that apply):	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0		
	1km of a Special Area of Conservation		0	0	0	0	0	0	0	0	0	0	0		
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0		
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0		
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0		
	500m of Ancient woodland		0	0	0	0	0	0	0	0	0	0	0		
	250m of a Wildlife Site		0	0	0	0	0	0	0	0	0	0	0		
100m of a Local Nature Reserve	0	0	0	0	0	0	0	0	0	0	0				
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	-	-	-	0	-	-	-	-	-	-	-		
4	Site contains one or more (or part) of the following ² (record all that apply):	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0		
	Children's playground		0	0	0	0	0	0	0	0	0	0	0		
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	0		
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0		
5	Site boundary within 480m ³ of one or more of the following (record all that apply):	Yes = plus score (+) No = minus score (-)	+	+	+	-	+	-	-	-	-	-	-		
	Primary School		-	-	-	-	-	-	-	-	-	-	-		
	GP surgery		-	-	-	-	-	-	-	-	-	-	-		
	Library(permanent or mobile library stop)		-	-	-	-	-	-	-	-	-	-	-		
	Leisure centre		-	+	-	-	-	-	-	-	-	-	-		
	Children's playground		-	+	-	-	-	-	-	-	-	-	-		
	Outdoor sports facility		+	+	+	-	+	+	+	+	+	+	+		
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	-	-	-	-	-	-	-	-	-	-			
	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	-	-	-	-	-			
7	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	-	-	-	-	-			
8	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0			
9	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0			
10	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	+	+	+	0	0	0	0	0	0	0			
11	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	-	0	-	0	0	0	0			
12	Site wholly/partly within/contains any of the following (record all that apply):	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0			
	a World Heritage Site or its buffer zone		0	0	0	0	0	0	0	0	0	0			
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0			
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0			
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0			
	a Conservation Area		0	0	0	0	0	0	0	0	0	0			
13	Site boundary within buffer zone ⁵ of one or more (record all that apply):	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0			
	300m of a World Heritage Site or its buffer zone		0	0	0	0	0	0	0	0	0	0			
	300m of a Scheduled Monument		0	0	0	0	0	0	0	0	0	0			
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0			
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0			
	300m of a Conservation Area		0	0	0	0	0	0	0	0	0	0			
14	Site is wholly/partly classified as very high landscape sensitivity for residential	Double minus score (-)	-	-	-	0	-	-	-	-	-	-			
	Site is wholly/partly classified as high landscape sensitivity for residential	Minus score (-)	-	-	-	0	-	-	-	-	-	-			
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential	Zero score (0)	0	0	0	0	0	0	0	0	0	0			
	Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary	Plus score (+)	0	0	0	0	0	0	0	0	0	0			
Please note: where a site falls into more than one category, highest sensitivity category is recorded															
Overall Score			-8	-4	-9	-12	-9	-11	-11	-2	-5	-13	2	-3	
Overall Settlement Sustainability Conclusion			Fair	Good	Fair	Poor	Fair	Poor	Poor	Fair	Fair	Poor	Good	Fair	
Overall Black Country Contribution Sustainability Conclusion			Fair	Fair	Fair	Fair	Fair	Fair	Fair	Good	Fair	Poor	Good	Fair	

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Albrighton Settlement Range is 1 to -11 Good is 1 to -3 Fair is -4 to -7 Poor is -8 to -11
 Bridgnorth Settlement Range is 7 to -15, Good is 7 to 0 Fair is -1 to -8 Poor is -9 to -15
 Broseley Settlement Range is 5 to -18, Good is 5 to -2 Fair is -3 to -10 Poor is -11 to -18
 Highley Settlement Range is 5 to -11 Good is 5 to 0 Fair is -1 to -6 Poor is -7 to -11
 Much Wenlock Settlement Range is Range is 1 to -11 Good is 1 to -3 Fair is -4 to -7 Poor is -8 to -11
 Shifnal Settlement Range is -1 to -15 Good is -1 to -5 Fair is -6 to -10 Poor is -11 to -15
 Shrewsbury Settlement Range is 6 to -15 Good is 6 to -1 Fair is -2 to -8 Poor is -9 to -15
 Strategic Settlements / Strategic Sites Range is 2 to -21 Good is 2 to -5 Fair is -6 to -13 Poor is -14 to -21
 Settlements and Strategic Settlements/Sites within scope for the Black Country Contribution Range is 7 to -21
 Good is 7 to -2 Fair is -3 to -12 Poor is -13 to -21

Criteria	Criteria Description	Scoring Guide	Settlement: Shrewsbury														
			Site Ref:	Site Ref:	Site Ref:												
			SHR003	SHR004	SHR005	SHR006	SHR007	SHR008	SHR011	SHR012	SHR014	SHR015	SHR016	SHR019	SHR020		
1	Site wholly or partly within one or more of the following (record all that apply):																
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0		
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	0		
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	0		
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0	0		
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0	0		
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0	0		
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	0			
2	Site boundary within buffer zone¹ of one or more (record all that apply):																
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0		
	1km of a Ramsar Site		-	0	0	0	0	0	0	0	0	0	0	0	0		
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	0		
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0	0		
	500m of Ancient woodland		0	0	0	0	0	0	0	0	0	0	0	0	0		
	250m of a Wildlife Site		0	0	-	-	0	0	0	0	0	0	0	-	0		
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	-	0	0	0			
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	0	0	0	-	0	0	-	-	-	0	0	-	0		
4	Site contains one or more (or part) of the following² (record all that apply):																
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0		
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	0	0	0		
	Amenity green space		0	0	0	0	0	0	0	0	-	0	0	0	0		
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	0	0	0	0	0	0			
5	Site boundary within 480m³ of one or more of the following (record all that apply):																
	Primary School	Yes = plus score (+) No = minus score (-)	+	-	-	+	-	+	+	+	-	-	+	+	+		
	GP surgery		-	-	+	-	+	+	+	+	+	+	-	+	-		
	Library(permanent or mobile library stop)		-	-	-	-	-	-	+	-	-	+	-	-	-		
	Leisure centre		-	-	+	-	-	-	-	-	-	-	+	+	-		
	Children's playground		+	+	+	+	+	+	+	+	+	+	+	+	+		
	Outdoor sports facility		+	+	+	+	+	+	+	+	+	+	+	+	+		
Amenity green space	+		+	-	+	+	+	+	+	+	+	+	-	+			
Accessible natural green space (natural/semi-natural green space)	-	+	+	+	+	+	+	+	+	+	+	-	+				
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	+	+	+	+	+	+	+	+	+	-	-	+			
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	0	0	0	0	-	0	0	-	0	0	-	0			
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	0	-	0	-	0	0	-	0	0	0	-			
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	0	-	-	0	0	0	0	-	0	0	0			
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	-	0	0	0	0	0	0	0	0	0			
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	+	+	+	+	+	+	+	0	+	+	+	0	+		
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0		
13	Site wholly/partly within/contains any of the following (record all that apply):																
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0		
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0	0		
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	0		
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	0		
	a Conservation Area		0	--	--	0	0	0	0	0	--	--	0	0	--		
a Listed Building	0		0	--	0	0	0	0	0	0	--	0	0	0			
14	Site boundary within buffer zone⁵ of one or more (record all that apply):																
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0		
	300m of a Scheduled Monument		-	0	-	0	0	0	0	0	-	-	0	0	0		
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	0		
	300m of a Registered Park or Garden		0	0	-	0	0	0	0	0	0	0	0	0	0		
	300m of a Conservation Area		-	-	-	-	0	0	-	0	-	-	-	0	-		
300m of a Listed Building	0		-	-	-	-	-	-	0	-	-	-	0	-			
15	Site is wholly/partly classified as very high landscape sensitivity for residential		Double minus score (-)														
	Site is wholly/partly classified as high landscape sensitivity for residential	Minus score (-)															
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential	Zero score (0)															
	Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary	Plus score (+)		+	+	+	+	+	+	+	+	+	+	+	+		
Please note: where a site falls into more than one category, highest sensitivity category is recorded																	
Overall Score			0	-1	-7	0	2	6	6	2	-3	0	3	-3	0		
Overall Settlement Sustainability Conclusion			Good	Good	Fair	Good	Good	Good	Good	Good	Fair	Good	Good	Fair	Good		
Overall Black Country Contribution Sustainability Conclusion			Good	Good	Fair	Good	Good	Good	Good	Good	Fair	Good	Good	Fair	Good		

Albrighton Settlement Range is 1 to -11 Good is 1 to -3 Fair is -4 to -7 Poor is -8 to -11
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 Shrewsbury Settlement Range is 6 to -15 Good is 6 to -1 Fair is -2 to -8 Poor is -9 to -15
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 Settlements and Strategic Settlements/Sites within scope for the Black Country Contribution Range is 7 to -21
 Good is 7 to -2 Fair is -3 to -12 Poor is -13 to -21

Criteria	Criteria Description	Scoring Guide	Settlement: Shrewsbury														
			Site Ref:	Site Ref:	Site Ref:												
			SHR021X	SHR022X	SHR023	SHR025	SHR026	SHR027	SHR031	SHR032	SHR033X	SHR035	SHR036X	SHR037	SHR038		
1	Site wholly or partly within one or more of the following (record all that apply):																
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Wildlife Site		--	0	0	0	0	0	0	0	0	--	0	0	0	0	0
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	
2	Site boundary within buffer zone¹ of one or more (record all that apply):																
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1km of a Ramsar Site		0	0	-	0	0	0	0	-	0	0	0	0	0	0	0
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	500m of a Site of Special Scientific Interest		-	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	500m of Ancient woodland		0	0	0	0	0	0	0	-	0	0	0	0	0	0	0
	250m of a Wildlife Site		-	0	0	0	-	0	0	0	-	-	-	0	0	0	0
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	-	0	-	-	-	
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	-	-	0	0	0	0	0	0	0	0	-	0	0	0	
4	Site contains one or more (or part) of the following² (record all that apply):																
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Accessible natural green space (natural/semi-natural green space)	-		0	0	0	0	0	0	0	-	-	0	0	-	-	-	
5	Site boundary within 480m³ of one or more of the following (record all that apply):																
	Primary School	Yes = plus score (+) No = minus score (-)	+	-	-	-	-	-	-	-	-	-	+	-	+	-	
	GP surgery		-	+	-	-	-	-	-	-	-	-	+	+	-	+	+
	Library(permanent or mobile library stop)		-	+	-	-	-	-	-	-	-	+	-	-	-	-	-
	Leisure centre		-	-	-	-	-	-	-	-	-	+	-	+	+	+	-
	Children's playground		+	+	+	-	-	-	-	-	+	+	+	+	+	+	+
	Outdoor sports facility		+	+	+	-	-	-	-	-	+	+	+	+	+	+	+
Amenity green space	+		+	+	-	-	-	-	-	+	+	+	+	+	+	+	
Accessible natural green space (natural/semi-natural green space)	+	+	-	-	+	-	-	-	-	+	+	+	+	+	+		
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	+	+	+	-	-	-	+	+	-	+	-	+	-	-	
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	0	-	-	-	-	-	-	0	-	0	-	0	0	
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	-	0	0	0	0	0	0	0	0	0	0	0	0	0	
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	-	0	0	0	-	0	0	-	0	0	0	0	0	0	
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	0	0	0	0	0	0	0	0	0	+	0	0	0	0	
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
13	Site wholly/partly within/contains any of the following (record all that apply):																
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	a Conservation Area		0	--	0	0	0	0	0	0	0	0	0	0	0	0	0
a Listed Building	0		--	0	0	0	0	--	0	0	0	0	0	0	0	0	
14	Site boundary within buffer zone⁵ of one or more (record all that apply):																
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Registered Park or Garden		0	0	0	0	-	0	0	0	0	0	0	0	0	0	0
	300m of a Conservation Area		-	-	0	0	0	0	0	0	-	0	-	-	-	-	-
300m of a Listed Building	0		-	0	-	0	-	0	0	0	-	0	-	-	-	-	
15	Site is wholly/partly classified as very high landscape sensitivity for residential		Double minus score (-)														
	Site is wholly/partly classified as high landscape sensitivity for residential		Minus score (-)														
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential		Zero score (0)		0	0	0	0	0	0	0	0	0	0	0	0	
	Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary		Plus score (+)		+	+						+		+	+	+	
Please note: where a site falls into more than one category, highest sensitivity category is recorded																	
Overall Score			-6	-1	-3	-11	-9	-13	-9	-5	1	0	1	2	-2		
Overall Settlement Sustainability Conclusion			Fair	Good	Fair	Poor	Poor	Poor	Poor	Fair	Good	Good	Good	Good	Fair		
Overall Black Country Contribution Sustainability Conclusion			Fair	Good	Fair	Fair	Fair	Poor	Fair	Fair	Good	Good	Good	Good	Good		

Albrighton Settlement Range is 1 to -11 Good is 1 to -3 Fair is -4 to -7 Poor is -8 to -11
 Bridgnorth Settlement Range is 7 to -15, Good is 7 to 0 Fair is -1 to -8 Poor is -9 to -15
 Broseley Settlement Range is 5 to -18, Good is 5 to -2 Fair is -3 to -10 Poor is -11 to -18
 Highley Settlement Range is 5 to -11 Good is 5 to 0 Fair is -1 to -6 Poor is -7 to -11
 Much Wenlock Settlement Range is Range is 1 to -11 Good is 1 to -3 Fair is -4 to -7 Poor is -8 to -11
 Shifnal Settlement Range is -1 to -15 Good is -1 to -5 Fair is -6 to -10 Poor is -11 to -15
 Shrewsbury Settlement Range is 6 to -15 Good is 6 to -1 Fair is -2 to -8 Poor is -9 to -15
 Strategic Settlements / Strategic Sites Range is 2 to -21 Good is 2 to -5 Fair is -6 to -13 Poor is -14 to -21
 Settlements and Strategic Settlements/Sites within scope for the Black Country Contribution Range is 7 to -21
 Good is 7 to -2 Fair is -3 to -12 Poor is -13 to -21

Criteria	Criteria Description	Scoring Guide	Settlement: Shrewsbury														
			Site Ref:	Site Ref:	Site Ref:												
			SHR039X	SHR040	SHR041X	SHR042	SHR043X	SHR044	SHR046	SHR053	SHR054a	SHR054b	SHR054c	SHR055	SHR056		
1	Site wholly or partly within one or more of the following (record all that apply):																
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0		
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	0		
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	0		
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0	0		
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0	0		
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0	0		
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	0			
2	Site boundary within buffer zone¹ of one or more (record all that apply):																
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0		
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	0		
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	0		
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0	0		
	500m of Ancient woodland		0	0	0	0	0	0	0	0	0	0	0	0	0		
	250m of a Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0	0		
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	0			
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0			
4	Site contains one or more (or part) of the following² (record all that apply):																
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0		
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	0	0	0		
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	0	0		
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	0	0	0	0	0	0			
5	Site boundary within 480m³ of one or more of the following (record all that apply):																
	Primary School	Yes = plus score (+) No = minus score (-)	+	+	+	-	-	-	-	+	+	-	-	-	-		
	GP surgery		-	-	+	-	-	-	-	-	+	-	-	+	-	-	
	Library(permanent or mobile library stop)		-	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Leisure centre		-	-	-	-	+	-	-	-	-	-	-	-	-	-	
	Children's playground		-	+	+	+	+	-	-	-	+	+	-	-	-	-	
	Outdoor sports facility		+	+	+	+	+	-	-	-	+	+	+	+	-	-	
Amenity green space	+		+	+	+	+	-	-	-	+	+	+	+	+	-		
Accessible natural green space (natural/semi-natural green space)	+	+	+	+	+	+	-	-	+	-	+	+	+	+			
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	+	+	+	-	+	+	-	+	-	-	+	+	+		
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0		
	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0		
8	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0		
9	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0		
10	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	0	+	0	0	+	0	+	0	0	+	0	0	0		
11	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0		
12	Site wholly/partly within/contains any of the following (record all that apply):																
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0		
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0	0		
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	0		
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	0		
	a Conservation Area		0	0	0	0	0	0	0	0	0	0	0	0	0		
a Listed Building	0		0	0	0	0	0	0	0	0	0	0	0	0			
13	Site boundary within buffer zone⁵ of one or more (record all that apply):																
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0		
	300m of a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0	0		
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	0		
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	0		
	300m of a Conservation Area		0	0	0	0	0	0	0	0	0	0	0	0	0		
300m of a Listed Building	0		0	0	0	0	0	0	0	0	0	0	0	0			
14	Site wholly/partly classified as very high landscape sensitivity for residential		Double minus score (-)														
	Site is wholly/partly classified as high landscape sensitivity for residential	Minus score (-)															
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential	Zero score (0)															
	Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary	Plus score (+)	+	+	+	+	+										
Please note: where a site falls into more than one category, highest sensitivity category is recorded																	
Overall Score			0	-2	-3	-6	3	-9	-11	-1	-2	-7	-7	-4	-9		
Overall Settlement Sustainability Conclusion			Good	Fair	Fair	Fair	Good	Poor	Poor	Good	Fair	Fair	Fair	Fair	Poor		
Overall Black Country Contribution Sustainability Conclusion			Good	Good	Fair	Fair	Good	Fair	Fair	Good	Good	Fair	Fair	Fair	Fair		

Albrighton Settlement Range is 1 to -11 Good is 1 to -3 Fair is -4 to -7 Poor is -8 to -11
 Bridgnorth Settlement Range is 7 to -15, Good is 7 to 0 Fair is -1 to -8 Poor is -9 to -15
 Broseley Settlement Range is 5 to -18, Good is 5 to -2 Fair is -3 to -10 Poor is -11 to -18
 Highley Settlement Range is 5 to -11 Good is 5 to 0 Fair is -1 to -6 Poor is -7 to -11
 Much Wenlock Settlement Range is Range is 1 to -11 Good is 1 to -3 Fair is -4 to -7 Poor is -8 to -11
 Shifnal Settlement Range is -1 to -15 Good is -1 to -5 Fair is -6 to -10 Poor is -11 to -15
 Shrewsbury Settlement Range is 6 to -15 Good is 6 to -1 Fair is -2 to -8 Poor is -9 to -15
 Strategic Settlements / Strategic Sites Range is 2 to -21 Good is 2 to -5 Fair is -6 to -13 Poor is -14 to -21
 Settlements and Strategic Settlements/Sites within scope for the Black Country Contribution Range is 7 to -21
 Good is 7 to -2 Fair is -3 to -12 Poor is -13 to -21

Criteria	Criteria Description	Scoring Guide	Settlement: Shrewsbury														
			Site Ref:	Site Ref:	Site Ref:												
			SHR057	SHR058	SHR059X	SHR060	SHR063	SHR064	SHR065	SHR066	SHR067	SHR074	SHR075X	SHR076	SHR077		
1	Site wholly or partly within one or more of the following (record all that apply):																
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0		
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	0		
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	0		
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0	0		
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0	0		
	Wildlife Site		0	--	0	0	0	0	0	0	0	0	0	0	0		
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	0			
2	Site boundary within buffer zone¹ of one or more (record all that apply):																
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0		
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	0		
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	0		
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0	0		
	500m of Ancient woodland		0	0	0	0	0	0	0	0	0	0	0	0	0		
	250m of a Wildlife Site		0	-	0	0	-	0	-	0	-	-	0	0	0		
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	-	-	0			
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	-	0	-	0	0	-	-	0	0	-	0	-	-		
4	Site contains one or more (or part) of the following² (record all that apply):																
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0		
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	0	0	0		
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	0	0		
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	0	0	0	0	-	0			
5	Site boundary within 480m³ of one or more of the following (record all that apply):																
	Primary School	Yes = plus score (+) No = minus score (-)	+	-	-	-	-	-	+	-	-	+	-	+	+		
	GP surgery		+	-	-	-	-	-	-	-	-	-	-	-	-	-	
	Library(permanent or mobile library stop)		-	-	-	-	-	-	-	-	+	-	-	-	-	-	
	Leisure centre		-	-	-	-	-	-	-	-	-	+	+	+	+	-	
	Children's playground		+	-	-	+	+	+	+	+	+	+	+	+	+	+	
	Outdoor sports facility		+	+	-	+	+	+	+	+	+	+	+	+	+	+	
Amenity green space	+		+	+	+	+	+	-	-	+	+	+	+	+	+		
Accessible natural green space (natural/semi-natural green space)	+	+	-	+	+	-	-	-	+	+	+	+	+	-			
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	+	-	+	-	-	+	-	+	+	-	-	-	+		
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	-	-	0	0	0	0	0	0		
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	-	0	0	0	0	0	0	0	0	0	0	0	0		
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	-	-	0	0	0	0	0	0	-	0	-	0	0		
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0		
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	0	0	0	0	+	0	+	0	+	0	0	0	+		
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	-	0	0	0	0	0	0		
13	Site wholly/partly within/contains any of the following (record all that apply):																
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0		
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0	0		
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	0		
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	0		
	a Conservation Area		0	0	0	0	0	0	0	0	0	0	0	0	0		
a Listed Building	--		--	0	0	0	0	0	0	0	0	0	0	0	0		
14	Site boundary within buffer zone⁵ of one or more (record all that apply):																
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0		
	300m of a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0	0		
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	0		
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	0		
	300m of a Conservation Area		0	0	0	0	0	0	0	0	0	0	0	0	0		
300m of a Listed Building	-		-	0	0	-	0	0	0	-	0	0	-	0			
15	Site wholly/partly classified as very high landscape sensitivity for residential		Double minus score (-)														
	Site is wholly/partly classified as high landscape sensitivity for residential	Minus score (-)															
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential	Zero score (0)		0	0	0	0	0	0	0	0	0	0	0	0		
	Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary	Plus score (+)							+		+	+	+	+	+		
Please note: where a site falls into more than one category, highest sensitivity category is recorded																	
Overall Score			-2	-11	-7	-2	-3	-2	-7	-3	1	1	-1	-3	1		
Overall Settlement Sustainability Conclusion			Fair	Poor	Fair	Fair	Fair	Fair	Fair	Fair	Good	Good	Fair	Fair	Good		
Overall Black Country Contribution Sustainability Conclusion			Good	Fair	Fair	Good	Fair	Good	Fair	Fair	Good	Good	Good	Fair	Good		

Albrighton Settlement Range is 1 to -11 Good is 1 to -3 Fair is -4 to -7 Poor is -8 to -11
 Bridgnorth Settlement Range is 7 to -15, Good is 7 to 0 Fair is -1 to -8 Poor is -9 to -15
 Broseley Settlement Range is 5 to -18, Good is 5 to -2 Fair is -3 to -10 Poor is -11 to -18
 Highley Settlement Range is 5 to -11 Good is 5 to 0 Fair is -1 to -6 Poor is -7 to -11
 Much Wenlock Settlement Range is Range is 1 to -11 Good is 1 to -3 Fair is -4 to -7 Poor is -8 to -11
 Shifnal Settlement Range is -1 to -15 Good is -1 to -5 Fair is -6 to -10 Poor is -11 to -15
 Shrewsbury Settlement Range is 6 to -15 Good is 6 to -1 Fair is -2 to -8 Poor is -9 to -15
 Strategic Settlements / Strategic Sites Range is 2 to -21 Good is 2 to -5 Fair is -6 to -13 Poor is -14 to -21
 Settlements and Strategic Settlements/Sites within scope for the Black Country Contribution Range is 7 to -21
 Good is 7 to -2 Fair is -3 to -12 Poor is -13 to -21

Criteria	Criteria Description	Scoring Guide	Settlement: Shrewsbury	Settlement: Shrewsbury	Settlement: Shrewsbury	Settlement: Shrewsbury	Settlement: Shrewsbury	Settlement: Shrewsbury	Settlement: Shrewsbury	Settlement: Shrewsbury	Settlement: Shrewsbury	Settlement: Shrewsbury	Settlement: Shrewsbury	Settlement: Shrewsbury	Settlement: Shrewsbury		
			Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:
			SHR080	SHR081	SHR083	SHR084	SHR085	SHR086	SHR088	SHR090X	SHR093	SHR096	SHR099	SHR100	SHR101X		
1	Site wholly or partly within one or more of the following (record all that apply):																
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	
2	Site boundary within buffer zone¹ of one or more (record all that apply):																
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	500m of a Site of Special Scientific Interest		0	0	0	0	0	-	0	0	0	0	0	0	0	0	
	500m of Ancient woodland		0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	250m of a Wildlife Site		0	-	0	0	0	-	0	0	-	-	-	-	-	-	
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	-	-	-	0	-	-	0	0	0	-	0	-	0		
4	Site contains one or more (or part) of the following² (record all that apply):																
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Accessible natural green space (natural/semi-natural green space)	0		-	0	0	0	0	0	0	0	0	0	0	0	0		
5	Site boundary within 480m³ of one or more of the following (record all that apply):																
	Primary School	Yes = plus score (+) No = minus score (-)	-	+	+	+	-	+	-	-	-	+	-	-	-		
	GP surgery		-	+	-	-	-	-	-	-	-	-	-	-	-	-	
	Library(permanent or mobile library stop)		-	+	-	-	-	-	-	+	-	-	-	-	-	-	
	Leisure centre		+	-	-	-	-	+	-	-	-	-	-	-	-	-	
	Children's playground		-	-	-	+	-	+	-	-	+	+	+	+	+	+	
	Outdoor sports facility		+	+	+	+	-	+	+	+	+	+	+	+	+	+	
Amenity green space	-		-	+	+	+	+	+	+	+	+	+	+	+	+		
Accessible natural green space (natural/semi-natural green space)	+	+	-	+	-	+	-	+	+	+	+	+	+	+			
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	-	+	+	+	+	+	+	+	+	+	-	+	+		
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	-	-	-	-	0	
	8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	0	0	-	0	-	0	0	0	0	-	-	0	
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	-	-	-	0	0	0	0	0	-	-	-	0		
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	-	0	0	0	0	0	-	0	0	0	0	0		
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	0	+	+	+	+	+	+	+	0	0	0	+	0		
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0		
13	Site wholly/partly within/contains any of the following (record all that apply):																
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	a Conservation Area		0	-	0	0	0	0	0	-	0	0	0	-	-	-	
a Listed Building	0		0	0	0	0	0	0	0	0	0	0	0	0	0		
14	Site boundary within buffer zone⁵ of one or more (record all that apply):																
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Scheduled Monument		0	-	0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Registered Park or Garden		0	-	0	0	0	0	0	0	0	0	0	-	-	0	
	300m of a Conservation Area		0	-	0	-	-	0	0	0	-	-	-	-	-	-	
300m of a Listed Building	0		-	0	-	0	-	0	-	-	-	0	-	-	-		
15	Site is wholly/partly classified as very high landscape sensitivity for residential	Double minus score (-)															
	Site is wholly/partly classified as high landscape sensitivity for residential	Minus score (-)										-	-	-			
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential	Zero score (0)									0						
	Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary	Plus score (+)	+	+	+	+	+	+	+	+						+	
Please note: where a site falls into more than one category, highest sensitivity category is recorded																	
Overall Score			-3	-6	-1	1	-5	2	-1	-2	-2	-4	-4	-11	-3		
Overall Settlement Sustainability Conclusion			Fair	Fair	Good	Good	Fair	Good	Good	Fair	Fair	Fair	Fair	Poor	Fair		
Overall Black Country Contribution Sustainability Conclusion			Fair	Fair	Good	Good	Fair	Good	Good	Good	Good	Fair	Fair	Fair	Fair		

Albrighton Settlement Range is 1 to -11 Good is 1 to -3 Fair is -4 to -7 Poor is -8 to -11
 Bridgnorth Settlement Range is 7 to -15, Good is 7 to 0 Fair is -1 to -8 Poor is -9 to -15
 Broseley Settlement Range is 5 to -18, Good is 5 to -2 Fair is -3 to -10 Poor is -11 to -18
 Highley Settlement Range is 5 to -11 Good is 5 to 0 Fair is -1 to -6 Poor is -7 to -11
 Much Wenlock Settlement Range is Range is 1 to -11 Good is 1 to -3 Fair is -4 to -7 Poor is -8 to -11
 Shifnal Settlement Range is -1 to -15 Good is -1 to -5 Fair is -6 to -10 Poor is -11 to -15
 Shrewsbury Settlement Range is 6 to -15 Good is 6 to -1 Fair is -2 to -8 Poor is -9 to -15
 Strategic Settlements / Strategic Sites Range is 2 to -21 Good is 2 to -5 Fair is -6 to -13 Poor is -14 to -21
 Settlements and Strategic Settlements/Sites within scope for the Black Country Contribution Range is 7 to -21
 Good is 7 to -2 Fair is -3 to -12 Poor is -13 to -21

Criteria	Criteria Description	Scoring Guide	Settlement: Shrewsbury														
			Site Ref:	Site Ref:	Site Ref:												
			SHR103	SHR104	SHR105	SHR106	SHR109	SHR110	SHR111	SHR115	SHR116	SHR117	SHR120	SHR121	SHR123		
1	Site wholly or partly within one or more of the following (record all that apply):																
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0		
	Ramsar Site		0	0	0	0	--	0	0	0	0	0	0	0	0		
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	0		
	Site of Special Scientific Interest		0	0	0	0	--	0	0	0	0	0	0	0	0		
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0	0		
	Wildlife Site		0	0	0	0	--	0	0	0	0	0	0	0	0		
Local Nature Reserve	0		0	--	0	0	0	0	0	0	0	0	0	--			
2	Site boundary within buffer zone¹ of one or more (record all that apply):																
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0		
	1km of a Ramsar Site		0	0	0	0	-	0	0	0	0	0	0	0			
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0			
	500m of a Site of Special Scientific Interest		0	0	0	0	-	0	0	0	0	0	0	0			
	500m of Ancient woodland		0	0	0	0	0	0	0	0	0	0	0	0			
	250m of a Wildlife Site		0	-	0	0	-	0	-	-	-	0	0	-	0		
100m of a Local Nature Reserve	0		0	-	0	0	0	0	0	0	0	0	0	-			
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	0	0	-	-	-	-	0	-	-	-	0	0	0		
4	Site contains one or more (or part) of the following² (record all that apply):																
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0		
	Outdoor sports facility		-	0	-	0	0	0	0	0	0	0	0	0			
	Amenity green space		0	0	-	0	0	0	0	0	0	0	0	0			
Accessible natural green space (natural/semi-natural green space)	0		0	-	0	0	0	0	0	0	0	0	0				
5	Site boundary within 480m³ of one or more of the following (record all that apply):																
	Primary School	Yes = plus score (+) No = minus score (-)	+	-	-	+	-	-	-	-	-	-	+	-			
	GP surgery		-	-	+	-	-	+	-	-	-	-	-	-			
	Library(permanent or mobile library stop)		-	-	-	-	-	-	-	-	-	-	-	-			
	Leisure centre		+	-	+	-	-	-	-	-	-	-	-	-			
	Children's playground		+	-	+	-	+	-	-	-	-	-	+	+			
	Outdoor sports facility		+	-	+	+	-	-	-	+	+	+	+	+			
Amenity green space	+		+	+	-	+	+	+	+	+	+	+	+				
Accessible natural green space (natural/semi-natural green space)	+	-	+	+	+	+	+	+	+	-	+	+					
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	+	-	-	-	+	+	-	+	+	+	+	+			
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	0	0	0	-	-	-	0	0	0	0	0			
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	-	0	0	0	-	0	0	0	-	-	0			
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	0	-	0	0	0	0	-	-	-	0	0			
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0			
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	+	0	+	0	0	0	+	0	0	+	+	+			
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	-	0	0	0	0	0			
13	Site wholly/partly within/contains any of the following (record all that apply):																
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0			
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0			
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0			
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0			
	a Conservation Area		0	0	0	--	0	0	0	--	--	0	0	0			
a Listed Building	0		0	0	0	0	0	0	0	0	0	0	0				
14	Site boundary within buffer zone⁵ of one or more (record all that apply):																
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0			
	300m of a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0			
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0			
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0			
	300m of a Conservation Area		0	0	-	-	0	0	-	-	0	0	-	-			
300m of a Listed Building	0		0	-	-	0	-	-	-	0	-	-	0				
15	Site is wholly/partly classified as very high landscape sensitivity for residential		Double minus score (-)														
	Site is wholly/partly classified as high landscape sensitivity for residential	Minus score (-)															
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential	Zero score (0)			0			0	0								
	Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary	Plus score (+)		+		+	+				+	+	+	+	+		
Please note: where a site falls into more than one category, highest sensitivity category is recorded																	
Overall Score			5	-9	-5	-7	-12	-5	-8	-7	-7	-3	1	0	-2		
Overall Settlement Sustainability Conclusion			Good	Poor	Fair	Fair	Poor	Fair	Fair	Fair	Fair	Fair	Good	Good	Fair		
Overall Black Country Contribution Sustainability Conclusion			Good	Fair	Good	Good	Good										

Albrighton Settlement Range is 1 to -11 Good is 1 to -3 Fair is -4 to -7 Poor is -8 to -11
 Bridgnorth Settlement Range is 7 to -15, Good is 7 to 0 Fair is -1 to -8 Poor is -9 to -15
 Broseley Settlement Range is 5 to -18, Good is 5 to -2 Fair is -3 to -10 Poor is -11 to -18
 Highley Settlement Range is 5 to -11 Good is 5 to 0 Fair is -1 to -6 Poor is -7 to -11
 Much Wenlock Settlement Range is Range is 1 to -11 Good is 1 to -3 Fair is -4 to -7 Poor is -8 to -11
 Shifnal Settlement Range is -1 to -15 Good is -1 to -5 Fair is -6 to -10 Poor is -11 to -15
 Shrewsbury Settlement Range is 6 to -15 Good is 6 to -1 Fair is -2 to -8 Poor is -9 to -15
 Strategic Settlements / Strategic Sites Range is 2 to -21 Good is 2 to -5 Fair is -6 to -13 Poor is -14 to -21
 Settlements and Strategic Settlements/Sites within scope for the Black Country Contribution Range is 7 to -21
 Good is 7 to -2 Fair is -3 to -12 Poor is -13 to -21

Criteria	Criteria Description	Scoring Guide	Settlement: Shrewsbury	Settlement: Shrewsbury	Settlement: Shrewsbury	Settlement: Shrewsbury	Settlement: Shrewsbury	Settlement: Shrewsbury	Settlement: Shrewsbury	Settlement: Shrewsbury	Settlement: Shrewsbury	Settlement: Shrewsbury	Settlement: Shrewsbury	Settlement: Shrewsbury	Settlement: Shrewsbury		
			Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:
			SHR124X	SHR126	SHR127	SHR131	SHR132	SHR134	SHR137X	SHR138X	SHR139	SHR140	SHR141X	SHR142	SHR143X		
1	Site wholly or partly within one or more of the following (record all that apply):																
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0		
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	0		
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	0		
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0	0		
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0	0		
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0	0		
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	0			
2	Site boundary within buffer zone¹ of one or more (record all that apply):																
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0		
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	0		
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	0		
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0	0		
	500m of Ancient woodland		0	0	0	0	0	0	0	0	0	0	0	0	0		
	250m of a Wildlife Site		0	0	0	0	-	-	0	-	-	-	-	0	0		
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	0			
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	-	0	0	0	0	0	-	0	-	-	0	-	0		
4	Site contains one or more (or part) of the following² (record all that apply):																
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0		
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	0	0	0		
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	0	0		
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	0	0	0	0	0	0			
5	Site boundary within 480m³ of one or more of the following (record all that apply):																
	Primary School	Yes = plus score (+) No = minus score (-)	-	-	+	+	-	-	-	+	+	-	-	-	-		
	GP surgery		+	-	-	-	-	+	-	+	-	-	+	-	-		
	Library(permanent or mobile library stop)		+	-	-	-	+	+	-	+	-	-	-	-	-		
	Leisure centre		-	-	-	-	-	-	-	+	+	-	-	-	-		
	Children's playground		+	+	+	+	+	+	+	+	+	+	+	-	-		
	Outdoor sports facility		+	+	+	+	+	+	+	+	+	+	+	-	-		
Amenity green space	+		+	+	+	+	+	+	+	+	+	+	-	-			
Accessible natural green space (natural/semi-natural green space)	+	+	+	+	+	+	+	+	+	+	+	-	-				
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	+	+	-	+	+	+	-	+	+	+	+	-	-		
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	-	0	0	-	-		
	8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	0	0	-	0	0	0	0	0	0	0	0		
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	-	0	-	0	-	-	0	0		
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	-	-	0	-	0	0	0	0	0		
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	0	+	+	+	+	+	0	0	+	+	+	0	0		
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0		
13	Site wholly/partly within/contains any of the following (record all that apply):																
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0		
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0	0		
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	0		
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	0		
	a Conservation Area		--	--	0	0	--	--	0	--	0	--	--	0	0		
a Listed Building	0		0	0	0	--	--	0	--	0	0	0	0	0			
14	Site boundary within buffer zone⁵ of one or more (record all that apply):																
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0		
	300m of a Scheduled Monument		-	0	0	0	-	-	0	-	0	-	0	0	0		
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	0		
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	-	0	-	0	0	0		
	300m of a Conservation Area		-	-	0	-	-	-	0	-	-	-	-	0	0		
300m of a Listed Building	-		-	0	-	-	-	0	-	0	-	0	-	-			
15	Site is wholly/partly classified as very high landscape sensitivity for residential	Double minus score (-)															
	Site is wholly/partly classified as high landscape sensitivity for residential	Minus score (-)															
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential	Zero score (0)											0	0			
	Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary	Plus score (+)	+	+	+	+	+	+	+	+	+	+	+				
Please note: where a site falls into more than one category, highest sensitivity category is recorded																	
Overall Score			0	-1	3	2	-4	-3	-1	-3	3	-8	-1	-10	-11		
Overall Settlement Sustainability Conclusion			Good	Good	Good	Good	Fair	Fair	Good	Fair	Good	Fair	Good	Poor	Poor		
Overall Black Country Contribution Sustainability Conclusion			Good	Good	Good	Good	Fair	Fair	Good	Fair	Good	Fair	Good	Fair	Fair		

Albrighton Settlement Range is 1 to -11 Good is 1 to -3 Fair is -4 to -7 Poor is -8 to -11
 Bridgnorth Settlement Range is 7 to -15, Good is 7 to 0 Fair is -1 to -8 Poor is -9 to -15
 Broseley Settlement Range is 5 to -18, Good is 5 to -2 Fair is -3 to -10 Poor is -11 to -18
 Highley Settlement Range is 5 to -11 Good is 5 to 0 Fair is -1 to -6 Poor is -7 to -11
 Much Wenlock Settlement Range is Range is 1 to -11 Good is 1 to -3 Fair is -4 to -7 Poor is -8 to -11
 Shifnal Settlement Range is -1 to -15 Good is -1 to -5 Fair is -6 to -10 Poor is -11 to -15
 Shrewsbury Settlement Range is 6 to -15 Good is 6 to -1 Fair is -2 to -8 Poor is -9 to -15
 Strategic Settlements / Strategic Sites Range is 2 to -21 Good is 2 to -5 Fair is -6 to -13 Poor is -14 to -21
 Settlements and Strategic Settlements/Sites within scope for the Black Country Contribution Range is 7 to -21
 Good is 7 to -2 Fair is -3 to -12 Poor is -13 to -21

Criteria	Criteria Description	Scoring Guide	Settlement: Shrewsbury														
			Site Ref:	Site Ref:	Site Ref:												
			SHR144X	SHR145	SHR146	SHR147	SHR148	SHR149	SHR150	SHR154	SHR157	SHR157VAR	SHR158	SHR159	SHR160		
1	Site wholly or partly within one or more of the following (record all that apply):																
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	0	0	0	
2	Site boundary within buffer zone¹ of one or more (record all that apply):																
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	500m of Ancient woodland		0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	250m of a Wildlife Site		0	0	0	0	-	0	-	-	-	-	0	-	-	0	
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	0	0		
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	-	0	-	-	-	-	-	-	-	-	-	-	-	-	
4	Site contains one or more (or part) of the following² (record all that apply):																
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	0	0	0	0	0	0	0		
5	Site boundary within 480m³ of one or more of the following (record all that apply):																
	Primary School	Yes = plus score (+) No = minus score (-)	-	-	+	+	-	-	+	+	-	-	+	-	-		
	GP surgery		-	-	-	-	-	-	-	-	-	-	-	+	-		
	Library(permanent or mobile library stop)		-	-	-	-	-	-	-	-	-	-	-	-	-		
	Leisure centre		-	-	-	-	-	-	-	-	-	-	-	+	-		
	Children's playground		+	-	+	+	-	-	+	+	-	+	-	+	-		
	Outdoor sports facility		+	+	+	+	+	-	+	+	-	-	+	+	-		
Amenity green space	+		+	+	+	+	-	+	+	-	-	+	+	-			
Accessible natural green space (natural/semi-natural green space)	+	+	-	-	+	-	+	+	-	-	+	+	-				
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	+	+	+	+	+	-	+	+	-	-	+	+	+		
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	0	-	-	-	0	-	0	-	-	-	-	-	-		
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	-	0	0	0	0	0		
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	0	-	-	0	0	-	-	0	0	0	0	0		
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0		
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	0	0	+	+	0	0	+	0	+	+	0	+	0		
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0		
13	Site wholly/partly within/contains any of the following (record all that apply):																
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0		
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0	0		
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	0		
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	0		
	a Conservation Area		-	0	0	0	-	0	0	0	0	0	0	0	0		
a Listed Building	0		0	0	0	0	0	0	0	0	0	0	0	0			
14	Site boundary within buffer zone⁵ of one or more (record all that apply):																
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0		
	300m of a Scheduled Monument		0	0	0	0	0	0	-	0	0	0	0	0			
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0			
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0			
	300m of a Conservation Area		-	0	0	0	-	0	-	0	0	0	0	0			
300m of a Listed Building	-		0	0	0	-	-	-	-	0	-	-	-				
15	Site is wholly/partly classified as very high landscape sensitivity for residential		Double minus score (-)														
	Site is wholly/partly classified as high landscape sensitivity for residential		Minus score (-)														
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential		Zero score (0)			0			0		0	0	0	0	0		
	Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary		Plus score (+)		+		+	+	+		+	+					
Please note: where a site falls into more than one category, highest sensitivity category is recorded																	
Overall Score			-3	-2	0	0	-6	-12	-1	-6	-12	-9	-8	-1	-13		
Overall Settlement Sustainability Conclusion			Fair	Fair	Good	Good	Fair	Poor	Good	Fair	Poor	Poor	Fair	Good	Poor		
Overall Black Country Contribution Sustainability Conclusion			Fair	Good	Good	Good	Fair	Fair	Good	Fair	Fair	Fair	Fair	Good	Poor		

Albrighton Settlement Range is 1 to -11 Good is 1 to -3 Fair is -4 to -7 Poor is -8 to -11
 Bridgnorth Settlement Range is 7 to -15, Good is 7 to 0 Fair is -1 to -8 Poor is -9 to -15
 Broseley Settlement Range is 5 to -18, Good is 5 to -2 Fair is -3 to -10 Poor is -11 to -18
 Highley Settlement Range is 5 to -11 Good is 5 to 0 Fair is -1 to -6 Poor is -7 to -11
 Much Wenlock Settlement Range is Range is 1 to -11 Good is 1 to -3 Fair is -4 to -7 Poor is -8 to -11
 Shifnal Settlement Range is -1 to -15 Good is -1 to -5 Fair is -6 to -10 Poor is -11 to -15
 Shrewsbury Settlement Range is 6 to -15 Good is 6 to -1 Fair is -2 to -8 Poor is -9 to -15
 Strategic Settlements / Strategic Sites Range is 2 to -21 Good is 2 to -5 Fair is -6 to -13 Poor is -14 to -21
 Settlements and Strategic Settlements/Sites within scope for the Black Country Contribution Range is 7 to -21
 Good is 7 to -2 Fair is -3 to -12 Poor is -13 to -21

Criteria	Criteria Description	Scoring Guide	Settlement: Shrewsbury														
			Site Ref:	Site Ref:	Site Ref:												
			SHR161	SHR162	SHR163	SHR164	SHR165	SHR166	SHR167	SHR168	SHR169	SHR170	SHR171	SHR172	SHR173		
1	Site wholly or partly within one or more of the following (record all that apply):																
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0		
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	0		
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	0		
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0	0		
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0	0		
	Wildlife Site		0	0	0	--	0	0	0	0	0	0	0	0	--		
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	0			
2	Site boundary within buffer zone¹ of one or more (record all that apply):																
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0		
	1km of a Ramsar Site		0	0	-	0	0	0	0	0	0	0	0	0	-		
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	0		
	500m of a Site of Special Scientific Interest		0	0	-	0	0	0	0	0	0	0	0	0	-		
	500m of Ancient woodland		0	0	0	0	0	0	0	0	0	0	0	0	0		
	250m of a Wildlife Site		0	-	-	-	0	-	-	0	-	-	0	-	-		
100m of a Local Nature Reserve	0		0	0	0	-	0	0	0	0	0	0	0	0			
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	-	0	-	0	0	0	-	-	-	0	0	0	-		
4	Site contains one or more (or part) of the following² (record all that apply):																
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0		
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	0	0	0		
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	0	0		
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	0	0	0	0	0	0			
5	Site boundary within 480m³ of one or more of the following (record all that apply):																
	Primary School	Yes = plus score (+) No = minus score (-)	-	-	+	-	-	-	-	+	-	-	+	+	+		
	GP surgery		-	-	-	-	+	-	-	-	-	-	+	+	-		
	Library(permanent or mobile library stop)		-	-	-	-	-	-	-	-	-	-	-	-	-		
	Leisure centre		-	-	-	-	+	-	-	-	-	-	-	-	-		
	Children's playground		+	-	+	-	+	-	-	+	+	+	+	+	+		
	Outdoor sports facility		-	-	+	-	+	-	+	+	-	-	+	+	+		
Amenity green space	+		+	+	-	+	+	+	+	+	+	+	+	+			
Accessible natural green space (natural/semi-natural green space)	+	+	+	-	+	+	+	-	-	+	+	+	+				
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	+	+	+	-	-	-	+	+	-	+	+	+	+		
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-	-	0	-	-	-	-	-	0	-			
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	-	-	0	0	0	0	-	0	0	-	-	0	0		
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	0	0	-	-	-	-	0	-	-	-	-	-		
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0		
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	0	0	0	0	0	0	0	+	0	0	+	+	0		
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0		
13	Site wholly/partly within/contains any of the following (record all that apply):																
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0		
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0	0		
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	0		
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	0		
	a Conservation Area		0	0	0	0	0	0	0	0	0	0	0	--	0		
a Listed Building	0		0	0	0	0	0	0	0	0	0	0	0	0			
14	Site boundary within buffer zone⁵ of one or more (record all that apply):																
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0		
	300m of a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	-	0		
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	0		
	300m of a Registered Park or Garden		0	-	0	0	0	0	0	0	0	-	0	0	0		
	300m of a Conservation Area		0	0	0	0	-	0	-	0	0	0	0	-	0		
300m of a Listed Building	0		0	0	-	0	0	-	0	-	0	-	-	0			
15	Site is wholly/partly classified as very high landscape sensitivity for residential		Double minus score (-)														
	Site is wholly/partly classified as high landscape sensitivity for residential		Minus score (-)														
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential		Zero score (0)		0	0	0	0	0	0	0	0	0	0	0		
	Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary		Plus score (+)						+					+			
Please note: where a site falls into more than one category, highest sensitivity category is recorded																	
Overall Score			-4	-7	-2	-15	1	-8	-7	-2	-10	-9	1	-2	-5		
Overall Settlement Sustainability Conclusion			Fair	Fair	Fair	Poor	Good	Fair	Fair	Fair	Poor	Poor	Good	Fair	Fair		
Overall Black Country Contribution Sustainability Conclusion			Fair	Fair	Good	Poor	Good	Fair	Fair	Good	Fair	Fair	Good	Good	Fair		

Albrighton Settlement Range is 1 to -11 Good is 1 to -3 Fair is -4 to -7 Poor is -8 to -11
 Bridgnorth Settlement Range is 7 to -15, Good is 7 to 0 Fair is -1 to -8 Poor is -9 to -15
 Broseley Settlement Range is 5 to -18, Good is 5 to -2 Fair is -3 to -10 Poor is -11 to -18
 Highley Settlement Range is 5 to -11 Good is 5 to 0 Fair is -1 to -6 Poor is -7 to -11
 Much Wenlock Settlement Range is Range is 1 to -11 Good is 1 to -3 Fair is -4 to -7 Poor is -8 to -11
 Shifnal Settlement Range is -1 to -15 Good is -1 to -5 Fair is -6 to -10 Poor is -11 to -15
 Shrewsbury Settlement Range is 6 to -15 Good is 6 to -1 Fair is -2 to -8 Poor is -9 to -15
 Strategic Settlements / Strategic Sites Range is 2 to -21 Good is 2 to -5 Fair is -6 to -13 Poor is -14 to -21
 Settlements and Strategic Settlements/Sites within scope for the Black Country Contribution Range is 7 to -21
 Good is 7 to -2 Fair is -3 to -12 Poor is -13 to -21

Criteria	Criteria Description	Scoring Guide	Settlement: Shrewsbury													
			Site Ref:	Site Ref:												
			SHR174	SHR175	SHR176	SHR177	SHR178	SHR179	SHR180	SHR181	SHR182	SHR183	SHR184x	SHR185	SHR186	
1	Site wholly or partly within one or more of the following (record all that apply):															
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Ramsar Site		--	0	0	0	0	0	0	0	0	0	0	0	0	
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	0	
	Site of Special Scientific Interest		--	0	0	0	0	0	0	0	0	0	0	0	0	
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0	0	
	Wildlife Site		--	0	--	0	0	0	0	0	0	0	0	0	0	
Local Nature Reserve	0		--	0	0	0	0	0	0	0	0	0	0	0		
2	Site boundary within buffer zone¹ of one or more (record all that apply):															
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0	
	1km of a Ramsar Site		0	0	0	0	0	0	0	-	0	0	0	0	-	
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	0	
	500m of a Site of Special Scientific Interest		-	0	0	0	0	-	-	-	0	0	0	0	0	
	500m of Ancient woodland		0	0	0	0	0	0	0	0	0	0	0	0	0	
	250m of a Wildlife Site		-	-	-	0	-	-	0	-	0	-	0	0	0	
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	-	0	0		
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	-	0	-	-	-	-	-	0	0	0	0	0		
4	Site contains one or more (or part) of the following² (record all that apply):															
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Outdoor sports facility		0	0	0	0	-	0	0	0	0	0	0	0	0	
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	0	0	
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	0	0	0	0	0	0		
5	Site boundary within 480m³ of one or more of the following (record all that apply):															
	Primary School	Yes = plus score (+) No = minus score (-)	+	-	+	+	+	+	+	-	-	-	-	-		
	GP surgery		-	+	-	+	-	-	-	-	-	+	-	-	-	
	Library(permanent or mobile library stop)		-	+	-	-	-	-	-	-	-	-	-	-	-	
	Leisure centre		-	-	-	-	-	-	-	-	-	-	-	-	-	
	Children's playground		+	+	-	+	-	+	+	+	+	+	+	+	+	
	Outdoor sports facility		+	+	+	+	+	+	+	+	-	+	+	-	+	
Amenity green space	+		+	+	+	+	+	+	+	-	+	+	-	+		
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	+	+	-	+	+	+	+	+	+	-	+	+		
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	0	-	-	0	-	-	-	0	0	-	-		
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	0	0	-	-	0	0	0	0	0	0	0		
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	-	-	-	-	0	0	0	0	0	-	0	0		
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0		
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	+	0	+	+	+	0	0	0	0	+	0	0		
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0		
13	Site wholly/partly within/contains any of the following (record all that apply):															
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0		
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0		
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0		
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0		
	a Conservation Area		0	--	0	0	0	0	0	0	0	--	--	0	0	
a Listed Building	0		0	0	0	0	0	0	0	0	0	0	0	0		
14	Site boundary within buffer zone⁵ of one or more (record all that apply):															
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0		
	300m of a Scheduled Monument		0	-	0	0	0	0	0	0	0	0	0	0		
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0		
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0		
	300m of a Conservation Area		0	-	0	0	0	0	0	0	0	-	-	0	0	
300m of a Listed Building	0		-	0	0	-	0	0	0	-	-	0	-	0		
15	Site is wholly/partly classified as very high landscape sensitivity for residential		Double minus score (-)													
	Site is wholly/partly classified as high landscape sensitivity for residential		Minus score (-)													
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential		Zero score (0)		0	0	0	0	0	0	0	0	0	0		
	Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary		Plus score (+)			+		+			+	+				
Please note: where a site falls into more than one category, highest sensitivity category is recorded																
Overall Score			-7	-3	-6	2	-4	-1	0	-2	-5	-2	-3	-5	-3	
Overall Settlement Sustainability Conclusion			Fair	Fair	Fair	Good	Fair	Good	Good	Fair	Fair	Fair	Fair	Fair	Fair	
Overall Black Country Contribution Sustainability Conclusion			Fair	Fair	Fair	Good	Fair	Good	Good	Good	Fair	Good	Fair	Fair	Fair	

Albrighton Settlement Range is 1 to -11 Good is 1 to -3 Fair is -4 to -7 Poor is -8 to -11
 Bridgnorth Settlement Range is 7 to -15, Good is 7 to 0 Fair is -1 to -8 Poor is -9 to -15
 Broseley Settlement Range is 5 to -18, Good is 5 to -2 Fair is -3 to -10 Poor is -11 to -18
 Highley Settlement Range is 5 to -11 Good is 5 to 0 Fair is -1 to -6 Poor is -7 to -11
 Much Wenlock Settlement Range is Range is 1 to -11 Good is 1 to -3 Fair is -4 to -7 Poor is -8 to -11
 Shifnal Settlement Range is -1 to -15 Good is -1 to -5 Fair is -6 to -10 Poor is -11 to -15
 Shrewsbury Settlement Range is 6 to -15 Good is 6 to -1 Fair is -2 to -8 Poor is -9 to -15
 Strategic Settlements / Strategic Sites Range is 2 to -21 Good is 2 to -5 Fair is -6 to -13 Poor is -14 to -21
 Settlements and Strategic Settlements/Sites within scope for the Black Country Contribution Range is 7 to -21
 Good is 7 to -2 Fair is -3 to -12 Poor is -13 to -21

Criteria	Criteria Description	Scoring Guide	Settlement: Shrewsbury														
			Site Ref:	Site Ref:	Site Ref:												
			SHR187	SHR188	SHR189	SHR190	SHR191	SHR192	SHR193	SHR194	SHR195	SHR196	SHR197	SHR197VAR	SHR198		
1	Site wholly or partly within one or more of the following (record all that apply):																
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0		
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	0		
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	0		
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0	0		
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0	0		
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0	0		
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	0			
2	Site boundary within buffer zone¹ of one or more (record all that apply):																
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0		
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	0		
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	0		
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0	0		
	500m of Ancient woodland		0	0	0	0	0	0	0	0	0	0	0	0	0		
	250m of a Wildlife Site		0	0	-	-	0	0	0	0	0	-	-	0	0		
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	-	0	0	0	0			
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	0	-	0	0	0	0	0	0	-	0	0	-	-		
4	Site contains one or more (or part) of the following² (record all that apply):																
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0		
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	0	0	0		
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	0	0		
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	0	0	0	0	0	0			
5	Site boundary within 480m³ of one or more of the following (record all that apply):																
	Primary School	Yes = plus score (+) No = minus score (-)	-	-	-	-	-	-	-	+	-	+	-	-	-		
	GP surgery		-	-	-	-	-	-	-	-	-	-	-	-	-		
	Library(permanent or mobile library stop)		-	-	-	-	-	-	-	-	-	-	-	-	-		
	Leisure centre		-	-	-	-	-	-	-	-	-	-	-	-	-		
	Children's playground		-	-	+	+	-	-	-	+	-	+	-	-	-		
	Outdoor sports facility		-	-	-	-	-	-	-	+	+	+	+	+	-		
Amenity green space	-		-	+	+	-	-	-	-	-	+	-	-	-			
Accessible natural green space (natural/semi-natural green space)	+	-	+	+	-	-	-	+	-	+	-	-	-				
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	-	-	+	+	-	-	-	-	+	-	+	+	-		
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	-	-	-	-	-	-	-	-		
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0		
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	-	0	0	0	0	0		
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0		
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	0	0	0	0	+	0	0	0	0	+	0	0	0		
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	-		
13	Site wholly/partly within/contains any of the following (record all that apply):																
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0		
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0	0		
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	0		
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	0		
	a Conservation Area		0	0	0	0	0	0	0	0	0	0	0	0	0		
a Listed Building	0		0	0	0	0	0	0	0	0	0	0	0	0			
14	Site boundary within buffer zone⁵ of one or more (record all that apply):																
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0		
	300m of a Scheduled Monument		0	0	0	0	0	0	0	0	-	0	0	0	0		
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	-	0	-	-	-		
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	0		
	300m of a Conservation Area		0	0	0	0	0	0	0	0	0	0	0	0	0		
300m of a Listed Building	0		-	-	-	-	-	0	0	-	-	0	0	0			
15	Site is wholly/partly classified as very high landscape sensitivity for residential	Double minus score (-)															
	Site is wholly/partly classified as high landscape sensitivity for residential	Minus score (-)															
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential	Zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0		
	Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary	Plus score (+)															
Please note: where a site falls into more than one category, highest sensitivity category is recorded																	
Overall Score			-8	-12	-4	-4	-10	-11	-12	-4	-10	-4	-8	-7	-14		
Overall Settlement Sustainability Conclusion			Fair	Poor	Fair	Fair	Poor	Poor	Poor	Fair	Poor	Fair	Fair	Fair	Poor		
Overall Black Country Contribution Sustainability Conclusion			Fair	Poor													

Albrighton Settlement Range is 1 to -11 Good is 1 to -3 Fair is -4 to -7 Poor is -8 to -11
 Bridgnorth Settlement Range is 7 to -15, Good is 7 to 0 Fair is -1 to -8 Poor is -9 to -15
 Broseley Settlement Range is 5 to -18, Good is 5 to -2 Fair is -3 to -10 Poor is -11 to -18
 Highley Settlement Range is 5 to -11 Good is 5 to 0 Fair is -1 to -6 Poor is -7 to -11
 Much Wenlock Settlement Range is Range is 1 to -11 Good is 1 to -3 Fair is -4 to -7 Poor is -8 to -11
 Shifnal Settlement Range is -1 to -15 Good is -1 to -5 Fair is -6 to -10 Poor is -11 to -15
 Shrewsbury Settlement Range is 6 to -15 Good is 6 to -1 Fair is -2 to -8 Poor is -9 to -15
 Strategic Settlements / Strategic Sites Range is 2 to -21 Good is 2 to -5 Fair is -6 to -13 Poor is -14 to -21
 Settlements and Strategic Settlements/Sites within scope for the Black Country Contribution Range is 7 to -21
 Good is 7 to -2 Fair is -3 to -12 Poor is -13 to -21

Criteria	Criteria Description	Scoring Guide	Settlement: Shrewsbury														
			Site Ref:	Site Ref:	Site Ref:												
			SHR199	SHR200	SHR201	SHR203	SHR204	SHR205	SHR206	SHR207	SHR208	SHR209	SHR210	SHR211	SHR212		
1	Site wholly or partly within one or more of the following (record all that apply):																
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0		
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	0		
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	0		
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0	0		
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0	0		
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0	0		
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	0			
2	Site boundary within buffer zone¹ of one or more (record all that apply):																
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0		
	1km of a Ramsar Site		0	-	0	0	0	0	0	0	0	0	0	0	0		
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	0		
	500m of a Site of Special Scientific Interest		0	-	0	0	0	0	0	0	0	0	0	0	0		
	500m of Ancient woodland		0	0	-	0	0	0	0	0	0	0	0	0	0		
	250m of a Wildlife Site		-	-	0	0	0	0	0	-	0	-	0	0	-		
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	0			
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	0	-	0	-	-	0	0	0	0	-	0	-	0		
4	Site contains one or more (or part) of the following² (record all that apply):																
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0		
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	0	0	0		
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	0	0		
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	0	0	0	0	0	0			
5	Site boundary within 480m³ of one or more of the following (record all that apply):																
	Primary School	Yes = plus score (+) No = minus score (-)	-	+	-	-	-	-	-	-	-	-	-	-	-		
	GP surgery		-	-	-	-	-	-	-	-	-	-	-	-	-		
	Library(permanent or mobile library stop)		-	-	-	-	-	-	-	-	-	-	-	-	-		
	Leisure centre		-	-	-	-	-	-	-	-	-	-	-	-	-		
	Children's playground		-	+	-	+	-	-	-	-	-	-	-	+	-		
	Outdoor sports facility		-	+	-	+	-	-	+	-	-	-	-	+	+		
Amenity green space	-		+	-	+	-	+	+	+	+	+	+	+	-			
Accessible natural green space (natural/semi-natural green space)	+	+	-	-	-	-	+	+	-	-	+	+	+				
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	-	+	-	+	+	-	+	+	-	+	-	-			
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	0	-	-	-	-	-	0	0	-	-	0			
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	-	-	-	-	-	0	0			
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	-	0	0	-	0	0	0	0	0	0	0	-			
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0			
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	0	0	0	0	0	0	0	0	0	+	+	0			
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0			
13	Site wholly/partly within/contains any of the following (record all that apply):																
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0			
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0			
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0			
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0			
	a Conservation Area		0	0	0	0	0	0	0	0	0	0	0	0			
a Listed Building	0		0	0	0	0	0	0	0	0	0	0	0				
14	Site boundary within buffer zone⁵ of one or more (record all that apply):																
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0			
	300m of a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0			
	300m of a Registered Battlefield		0	0	-	-	-	0	0	0	0	0	0	0			
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0			
	300m of a Conservation Area		0	0	0	0	0	0	0	0	0	0	0	0			
300m of a Listed Building	0		0	0	0	0	0	-	-	0	0	0	0				
15	Site is wholly/partly classified as very high landscape sensitivity for residential		Double minus score (-)														
	Site is wholly/partly classified as high landscape sensitivity for residential		Minus score (-)														
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential		Zero score (0)		0	0	0	0	0	0	0	0	0	0			
	Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary		Plus score (+)				+				+			+			
Please note: where a site falls into more than one category, highest sensitivity category is recorded																	
Overall Score			-10	-1	-12	-4	-10	-9	-4	-6	-7	-11	-4	-1	-7		
Overall Settlement Sustainability Conclusion			Poor	Good	Poor	Fair	Poor	Poor	Fair	Fair	Fair	Poor	Fair	Good	Fair		
Overall Black Country Contribution Sustainability Conclusion			Fair	Good	Fair	Good	Fair										

Albrighton Settlement Range is 1 to -11 Good is 1 to -3 Fair is -4 to -7 Poor is -8 to -11
 Bridgnorth Settlement Range is 7 to -15, Good is 7 to 0 Fair is -1 to -8 Poor is -9 to -15
 Broseley Settlement Range is 5 to -18, Good is 5 to -2 Fair is -3 to -10 Poor is -11 to -18
 Highley Settlement Range is 5 to -11 Good is 5 to 0 Fair is -1 to -6 Poor is -7 to -11
 Much Wenlock Settlement Range is Range is 1 to -11 Good is 1 to -3 Fair is -4 to -7 Poor is -8 to -11
 Shifnal Settlement Range is -1 to -15 Good is -1 to -5 Fair is -6 to -10 Poor is -11 to -15
 Shrewsbury Settlement Range is 6 to -15 Good is 6 to -1 Fair is -2 to -8 Poor is -9 to -15
 Strategic Settlements / Strategic Sites Range is 2 to -21 Good is 2 to -5 Fair is -6 to -13 Poor is -14 to -21
 Settlements and Strategic Settlements/Sites within scope for the Black Country Contribution Range is 7 to -21
 Good is 7 to -2 Fair is -3 to -12 Poor is -13 to -21

Criteria	Criteria Description	Scoring Guide	Settlement: Shrewsbury														
			Site Ref:	Site Ref:	Site Ref:												
			SHR213	SHR215	SHR216	SHR217	SHR218	SHR219	SHR221	SHR222	SHR223	SHR224	SHR225	SLC002	SLC003		
1	Site wholly or partly within one or more of the following (record all that apply):																
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0		
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	0		
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	Wildlife Site		0	0	--	0	0	0	0	0	0	--	0	0	0	0	
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	0	0		
2	Site boundary within buffer zone¹ of one or more (record all that apply):																
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0		
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	-	0	0	0		
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	-	0	0	0	0	
	500m of Ancient woodland		0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	250m of a Wildlife Site		-	-	-	0	-	-	0	-	-	-	-	-	-	-	
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	0	0		
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	-	0	0	-	-	0	0		
4	Site contains one or more (or part) of the following² (record all that apply):																
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0		
	Outdoor sports facility		0	0	0	-	0	0	0	0	0	0	0	0	0		
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	0	0	0	0	0	0	0		
5	Site boundary within 480m³ of one or more of the following (record all that apply):																
	Primary School	Yes = plus score (+) No = minus score (-)	+	-	-	-	+	-	-	-	-	-	-	-	-		
	GP surgery		+	-	-	-	-	-	+	-	-	-	-	-	-	-	
	Library(permanent or mobile library stop)		-	-	-	-	-	-	-	-	+	-	-	-	-	-	
	Leisure centre		+	-	-	+	-	-	-	-	-	-	-	-	-	-	
	Children's playground		-	-	-	-	-	-	+	-	-	-	+	+	-	-	
	Outdoor sports facility		+	-	-	+	+	-	-	-	-	+	+	-	-	-	
Amenity green space	-		-	-	+	+	+	+	-	-	+	+	-	-	-		
Accessible natural green space (natural/semi-natural green space)	+	-	-	+	+	+	+	-	-	+	+	-	-	-			
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	-	-	+	-	-	+	+	-	-	+	+	-	-		
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	0	0	-	-	-	-	-	-	-	0	0		
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	-	0	-	0	-	0	-	0	-	0	0	-	-		
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	-	0	0	0	0	0	-	-	0	-	0	0	0		
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0		
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	0	0	0	+	+	0	0	0	0	0	0	0	0		
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0		
13	Site wholly/partly within/contains any of the following (record all that apply):																
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0		
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0	0		
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	a Conservation Area		0	0	0	0	0	0	0	0	0	0	0	0	0	0	
a Listed Building	0		0	0	0	0	0	0	0	0	0	0	0	0	0		
14	Site boundary within buffer zone⁵ of one or more (record all that apply):																
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	0		
	300m of a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0	0		
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Registered Park or Garden		0	0	-	0	0	0	0	-	-	0	0	0	0	0	
	300m of a Conservation Area		0	0	0	-	0	0	0	0	0	0	0	0	0	0	
300m of a Listed Building	0		-	-	0	0	-	0	-	0	-	0	-	0	0		
15	Site is wholly/partly classified as very high landscape sensitivity for residential		Double minus score (-)														
	Site is wholly/partly classified as high landscape sensitivity for residential	Minus score (-)	-														
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential	Zero score (0)		0	0				0	0		0	0	0	0		
	Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary	Plus score (+)				+											
Please note: where a site falls into more than one category, highest sensitivity category is recorded																	
Overall Score			-4	-12	-13	-1	-4	-4	-5	-15	-11	-7	-5	-11	-11		
Overall Settlement Sustainability Conclusion			Fair	Poor	Poor	Good	Fair	Fair	Fair	Poor	Poor	Fair	Fair	Poor	Poor		
Overall Black Country Contribution Sustainability Conclusion			Fair	Fair	Poor	Good	Fair	Fair	Fair	Poor	Fair	Fair	Fair	Fair	Fair		

Albrighton Settlement Range is 1 to -11 Good is 1 to -3 Fair is -4 to -7 Poor is -8 to -11
 Bridgnorth Settlement Range is 7 to -15, Good is 7 to 0 Fair is -1 to -8 Poor is -9 to -15
 Broseley Settlement Range is 5 to -18, Good is 5 to -2 Fair is -3 to -10 Poor is -11 to -18
 Highley Settlement Range is 5 to -11 Good is 5 to 0 Fair is -1 to -6 Poor is -7 to -11
 Much Wenlock Settlement Range is Range is 1 to -11 Good is 1 to -3 Fair is -4 to -7 Poor is -8 to -11
 Shifnal Settlement Range is -1 to -15 Good is -1 to -5 Fair is -6 to -10 Poor is -11 to -15
 Shrewsbury Settlement Range is 6 to -15 Good is 6 to -1 Fair is -2 to -8 Poor is -9 to -15
 Strategic Settlements / Strategic Sites Range is 2 to -21 Good is 2 to -5 Fair is -6 to -13 Poor is -14 to -21
 Settlements and Strategic Settlements/Sites within scope for the Black Country Contribution Range is 7 to -21
 Good is 7 to -2 Fair is -3 to -12 Poor is -13 to -21

Criteria	Criteria Description	Scoring Guide	Settlement: Shrewsbury	Strategic Settlement or Site									
			Site Ref:										
			UFF001	UFF002	UFF003X	UFF004	UFF005	UFF006	UFF007	UFF008	SHR057 & SHR177	SHR060, SHR158 & SHR161	
1	Site wholly or partly within one or more of the following (record all that apply):												
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0		
2	Site boundary within buffer zone¹ of one or more (record all that apply):												
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	
	500m of Ancient woodland		0	0	0	0	0	0	0	0	0	0	
	250m of a Wildlife Site		-	-	-	-	-	-	-	-	0	0	
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	0		
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	-	0	0	0	0	0	0	-	-	0	
4	Site contains one or more (or part) of the following² (record all that apply):												
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	
	Amenity green space		0	0	0	0	0	0	0	0	0	0	
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	0	0	0		
5	Site boundary within 480m³ of one or more of the following (record all that apply):												
	Primary School	Yes = plus score (+) No = minus score (-)	-	-	-	-	-	-	-	-	-	+	
	GP surgery		-	-	-	-	-	-	-	-	-	+	
	Library(permanent or mobile library stop)		-	-	-	-	-	-	-	-	-	-	
	Leisure centre		-	-	-	-	-	-	-	-	-	-	
	Children's playground		-	-	-	-	-	-	-	-	-	+	
	Outdoor sports facility		+	+	+	+	+	+	+	+	+	+	
Amenity green space	-		-	-	-	-	-	-	-	+	+		
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	-	-	-	-	-	-	-	+	+	+	
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	-	-	-	-	-	
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	-	
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	0	0	-	0	0	0	0	0	0	
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	0	0	0	0	0	0	0	0	+	0	
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	
13	Site wholly/partly within/contains any of the following (record all that apply):												
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	
	a Conservation Area		0	0	0	0	0	0	0	0	0	0	
a Listed Building	0		0	0	0	0	0	0	0	0	0		
14	Site boundary within buffer zone⁵ of one or more (record all that apply):												
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	
	300m of a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	
	300m of a Conservation Area		0	0	0	0	0	0	0	0	0	0	
	300m of a Listed Building		-	-	-	-	0	-	0	0	-	-	-
15	Site is wholly/partly classified as very high landscape sensitivity for residential		Double minus score (-)										
Site is wholly/partly classified as high landscape sensitivity for residential	Minus score (-)	-	-	-	-	-	-	-	-	-	-		
Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential	Zero score (0)								0	0	0	0	
Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary	Plus score (+)												
Please note: where a site falls into more than one category, highest sensitivity category is recorded													
Overall Score			-12	-12	-11	-12	-10	-12	-10	-10	-1	-5	0
Overall Settlement Sustainability Conclusion			Poor	Good	Fair	Good							
Overall Black Country Contribution Sustainability Conclusion			Fair	Good	Fair	Good							

Albrighton Settlement Range is 1 to -11 Good is 1 to -3 Fair is -4 to -7 Poor is -8 to -11
 Bridgnorth Settlement Range is 7 to -15, Good is 7 to 0 Fair is -1 to -8 Poor is -9 to -15
 Broseley Settlement Range is 5 to -18, Good is 5 to -2 Fair is -3 to -10 Poor is -11 to -18
 Highley Settlement Range is 5 to -11 Good is 5 to 0 Fair is -1 to -6 Poor is -7 to -11
 Much Wenlock Settlement Range is Range is 1 to -11 Good is 1 to -3 Fair is -4 to -7 Poor is -8 to -11
 Shifnal Settlement Range is -1 to -15 Good is -1 to -5 Fair is -6 to -10 Poor is -11 to -15
 Shrewsbury Settlement Range is 6 to -15 Good is 6 to -1 Fair is -2 to -8 Poor is -9 to -15
 Strategic Settlements / Strategic Sites Range is 2 to -21 Good is 2 to -5 Fair is -6 to -13 Poor is -14 to -21
 Settlements and Strategic Settlements/Sites within scope for the Black Country Contribution Range is 7 to -21
 Good is 7 to -2 Fair is -3 to -12 Poor is -13 to -21

Criteria	Criteria Description	Scoring Guide	Strategic Settlement or Site											
			Site Ref:	Site Ref:										
			BAY003	BNT002	BRD011	BRD030	BRD032	BWU001	HDL017	HNN026	IRN001	LUD004	LUD041	
1	Site wholly or partly within one or more of the following (record all that apply):													
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	
	Ancient Woodland		0	--	0	0	0	0	0	0	0	0	0	
	Wildlife Site		0	--	0	0	0	0	0	0	0	0	0	
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0		
2	Site boundary within buffer zone¹ of one or more (record all that apply):													
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	
	500m of Ancient woodland		0	-	0	0	-	0	-	-	-	-	-	
	250m of a Wildlife Site		-	-	0	0	-	0	-	-	-	-	-	
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0		
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	0	0	-	-	-	0	-	0	-	-	-	
4	Site contains one or more (or part) of the following² (record all that apply):													
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	0	
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	
Accessible natural green space (natural/semi-natural green space)	0		0	-	0	0	0	0	0	0	0	0		
5	Site boundary within 480m³ of one or more of the following (record all that apply):													
	Primary School	Yes = plus score (+) No = minus score (-)	-	+	-	-	+	-	+	-	+	-	-	
	GP surgery		-	-	-	-	-	-	-	-	-	-	-	
	Library(permanent or mobile library stop)		-	-	-	-	-	-	+	+	-	-	-	
	Leisure centre		-	-	-	-	-	-	-	+	-	-	-	
	Children's playground		+	-	-	-	+	-	+	+	-	-	+	
	Outdoor sports facility		+	-	-	-	+	-	+	+	+	-	+	
Amenity green space	-		-	+	+	+	-	+	-	-	+	+		
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	-	+	-	+	+	-	+	+	+	+	-	
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	+	-	-	-	-	-	-	-	-	
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	-	0	0	0	0	0	
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	-	0	-	0	-	-	0	-	-	0	
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	0	+	+	+	0	0	+	0	+	+	0	
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
13	Site wholly/partly within/contains any of the following (record all that apply):													
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	
	a Conservation Area		0	0	0	0	0	0	0	0	0	0	0	
a Listed Building	0		0	0	0	0	0	0	0	0	0	0		
14	Site boundary within buffer zone⁵ of one or more (record all that apply):													
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Scheduled Monument		0	-	0	0	-	0	-	0	-	-	0	
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	
	300m of a Conservation Area		0	0	0	0	0	0	0	0	0	0	0	
300m of a Listed Building	-		-	-	-	-	-	0	0	-	-	-	-	
15	Site wholly/partly classified as very high landscape sensitivity for residential		Double minus score (-)											
	Site is wholly/partly classified as high landscape sensitivity for residential	Minus score (-)												
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential	Zero score (0)		0		0	0	0	0	0	0	0	0	
	Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary	Plus score (+)			+									
Please note: where a site falls into more than one category, highest sensitivity category is recorded														
Overall Score			-6	-13	-6	-10	-5	-12	2	-2	-19	-8	-5	
Overall Settlement Sustainability Conclusion			Fair	Fair	Fair	Fair	Good	Fair	Good	Good	Poor	Fair	Good	
Overall Black Country Contribution Sustainability Conclusion			Fair	Poor	Fair	Fair	Fair	Fair	Good	Good	Poor	Fair	Fair	

Albrighton Settlement Range is 1 to -11 Good is 1 to -3 Fair is -4 to -7 Poor is -8 to -11
 Bridgnorth Settlement Range is 7 to -15, Good is 7 to 0 Fair is -1 to -8 Poor is -9 to -15
 Broseley Settlement Range is 5 to -18, Good is 5 to -2 Fair is -3 to -10 Poor is -11 to -18
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 Settlements and Strategic Settlements/Sites within scope for the Black Country Contribution Range is 7 to -21
 Good is 7 to -2 Fair is -3 to -12 Poor is -13 to -21

Criteria	Criteria Description	Scoring Guide	Strategic Settlement or Site											
			Site Ref:	Site Ref:										
			Madeley	MDR042 Amended	MDR046	MDR049	MOR012	OSW060	P10	P16	P17a	P17b	P26	
1	Site wholly or partly within one or more of the following (record all that apply):													
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0		
2	Site boundary within buffer zone¹ of one or more (record all that apply):													
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	
	500m of Ancient woodland		0	0	0	0	0	0	0	0	0	0	0	
	250m of a Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0		
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	0	0	0	0	-	0	-	-	0	-		
4	Site contains one or more (or part) of the following² (record all that apply):													
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	0	
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	0	0	0	0		
5	Site boundary within 480m³ of one or more of the following (record all that apply):													
	Primary School	Yes = plus score (+) No = minus score (-)	-	-	+	-	+	-	-	+	-	-	-	
	GP surgery		-	-	-	-	-	-	+	-	+	-	-	
	Library(permanent or mobile library stop)		-	-	-	-	-	-	+	-	-	-	-	
	Leisure centre		-	-	-	-	-	-	-	-	-	-	-	
	Children's playground		-	-	+	-	+	+	+	+	+	+	-	
	Outdoor sports facility		-	+	+	-	+	+	+	+	+	+	-	
	Amenity green space		+	+	-	-	+	+	-	-	-	-	-	
Accessible natural green space (natural/semi-natural green space)	-		+	-	-	+	+	-	-	-	-	+		
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	+	-	-	-	+	+	+	-	+	-		
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	-	-	-	-	-		
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	0	-	0	0	-	-	-	-	-		
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	-	0	0	-	0	-	-	0	0		
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0		
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	+	0	0	0	+	0	0	0	+	0		
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	-	0	0	0		
13	Site wholly/partly within/contains any of the following (record all that apply):													
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	
	a Conservation Area		0	0	0	0	0	0	0	0	0	0	0	
a Listed Building	0		0	0	0	0	0	0	0	0	0	0		
14	Site boundary within buffer zone⁵ of one or more (record all that apply):													
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	
	300m of a Conservation Area		0	0	-	0	0	0	-	0	-	0	-	
300m of a Listed Building	0		0	-	0	-	0	-	-	-	0	-		
15	Site is wholly/partly classified as very high landscape sensitivity for residential		Double minus score (-)		not assessed									
	Site is wholly/partly classified as high landscape sensitivity for residential		Minus score (-)											
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential		Zero score (0)			0	0	0	0	0	0	0	0	
	Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary		Plus score (+)											
Please note: where a site falls into more than one category, highest sensitivity category is recorded														
Overall Score			-5	-5	-8	-10	0	-1	-9	-10	-7	-10	-21	
Overall Settlement Sustainability Conclusion			Good	Good	Fair	Fair	Good	Good	Fair	Fair	Fair	Fair	Poor	
Overall Black Country Contribution Sustainability Conclusion			Fair	Fair	Fair	Fair	Good	Good	Fair	Fair	Fair	Fair	Poor	

Albrighton Settlement Range is 1 to -11 Good is 1 to -3 Fair is -4 to -7 Poor is -8 to -11
 Bridgnorth Settlement Range is 7 to -15, Good is 7 to 0 Fair is -1 to -8 Poor is -9 to -15
 Broseley Settlement Range is 5 to -18, Good is 5 to -2 Fair is -3 to -10 Poor is -11 to -18
 Highley Settlement Range is 5 to -11 Good is 5 to 0 Fair is -1 to -6 Poor is -7 to -11
 Much Wenlock Settlement Range is Range is 1 to -11 Good is 1 to -3 Fair is -4 to -7 Poor is -8 to -11
 Shifnal Settlement Range is -1 to -15 Good is -1 to -5 Fair is -6 to -10 Poor is -11 to -15
 Shrewsbury Settlement Range is 6 to -15 Good is 6 to -1 Fair is -2 to -8 Poor is -9 to -15
 Strategic Settlements / Strategic Sites Range is 2 to -21 Good is 2 to -5 Fair is -6 to -13 Poor is -14 to -21
 Settlements and Strategic Settlements/Sites within scope for the Black Country Contribution Range is 7 to -21
 Good is 7 to -2 Fair is -3 to -12 Poor is -13 to -21

Criteria	Criteria Description	Scoring Guide	Strategic Settlement or Site	Strategic Settlement or Site	Strategic Settlement or Site	Strategic Settlement or Site					
			Site Ref:	Site Ref:	Site Ref:	Site Ref:	Site Ref:				
			P26 amended	P26 AmendedV2	P28	P28 & parts of P30 &P40	P28 and parts of CFD001, P30 and P40	P29	P30	P35	P36b
1	Site wholly or partly within one or more of the following (record all that apply):										
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	
	Ramsar Site		0	0	0	0	0	0	0	0	
	National Nature Reserve		0	0	0	0	0	0	0	0	
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	
	Ancient Woodland		--	0	0	0	0	0	0	0	
	Wildlife Site		0	0	0	0	0	0	0	0	
Local Nature Reserve	0		0	0	0	0	0	0	0		
2	Site boundary within buffer zone¹ of one or more (record all that apply):										
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	
	500m of Ancient woodland		0	0	0	0	0	0	0	0	
	250m of a Wildlife Site		0	0	0	0	0	0	0	0	
100m of a Local Nature Reserve	0		0	0	-	-	0	0	0	0	
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	0	-	0	
4	Site contains one or more (or part) of the following² (record all that apply):										
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	
	Outdoor sports facility		0	0	0	-	-	0	0	0	
	Amenity green space		0	0	0	0	0	0	0	0	
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	0		
5	Site boundary within 480m³ of one or more of the following (record all that apply):										
	Primary School	Yes = plus score (+) No = minus score (-)	-	-	-	-	-	-	-	+	
	GP surgery		-	-	-	-	-	-	-	-	+
	Library(permanent or mobile library stop)		-	-	-	-	-	-	-	-	+
	Leisure centre		-	-	-	-	-	-	-	-	+
	Children's playground		-	-	-	-	-	-	-	-	+
	Outdoor sports facility		-	-	+	+	+	-	+	+	+
	Amenity green space		-	-	-	-	-	-	-	-	+
Accessible natural green space (natural/semi-natural green space)	+		+	+	+	+	-	+	-	-	
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ .	Yes = plus score (+) No = minus score (-)	-	-	+	+	+	-	+	+	
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	-	-	-	
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	-	-	-	
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	-	-	0	-	-	-	-	-	
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	0	0	+	+	+	+	+	0	
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	
13	Site wholly/partly within/contains any of the following (record all that apply):										
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	
	a Scheduled Monument		--	0	0	0	0	0	0	0	
	a Registered Battlefield		0	0	0	0	0	0	0	0	
	a Registered Park or Garden		0	0	0	0	0	0	0	0	
	a Conservation Area		0	0	0	0	0	0	0	--	0
a Listed Building	--		--	--	--	--	--	0	0	0	
14	Site boundary within buffer zone⁵ of one or more (record all that apply):										
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	
	300m of a Scheduled Monument		-	-	0	0	0	0	0	0	
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	
	300m of a Conservation Area		-	-	0	-	-	-	0	-	-
300m of a Listed Building	-		-	-	-	-	-	-	-	-	
15	Site is wholly/partly classified as very high landscape sensitivity for residential		Double minus score (-)								
	Site is wholly/partly classified as high landscape sensitivity for residential		Minus score (-)								
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential		Zero score (0)		0	0	0	0	0	0	
	Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary		Plus score (+)								
Please note: where a site falls into more than one category, highest sensitivity category is recorded											
Overall Score			-20	-16	-8	-12	-12	-16	-6	-5	-3
Overall Settlement Sustainability Conclusion			Poor	Poor	Fair	Fair	Fair	Poor	Fair	Good	Good
Overall Black Country Contribution Sustainability Conclusion			Poor	Poor	Fair	Fair	Fair	Poor	Fair	Fair	Fair

Albrighton Settlement Range is 1 to -11 Good is 1 to -3 Fair is -4 to -7 Poor is -8 to -11
 Bridgnorth Settlement Range is 7 to -15, Good is 7 to 0 Fair is -1 to -8 Poor is -9 to -15
 Broseley Settlement Range is 5 to -18, Good is 5 to -2 Fair is -3 to -10 Poor is -11 to -18
 Highley Settlement Range is 5 to -11 Good is 5 to 0 Fair is -1 to -6 Poor is -7 to -11
 Much Wenlock Settlement Range is Range is 1 to -11 Good is 1 to -3 Fair is -4 to -7 Poor is -8 to -11
 Shifnal Settlement Range is -1 to -15 Good is -1 to -5 Fair is -6 to -10 Poor is -11 to -15
 Shrewsbury Settlement Range is 6 to -15 Good is 6 to -1 Fair is -2 to -8 Poor is -9 to -15
 Strategic Settlements / Strategic Sites Range is 2 to -21 Good is 2 to -5 Fair is -6 to -13 Poor is -14 to -21
 Settlements and Strategic Settlements/Sites within scope for the Black Country Contribution Range is 7 to -21
 Good is 7 to -2 Fair is -3 to -12 Poor is -13 to -21

Criteria	Criteria Description	Scoring Guide	Strategic Settlement or Site											
			Site Ref:	Site Ref:										
			P40	P53b	P54	P56	P59	P61	P63	RED006	RUY020	SHF017	SHF018c	
1	Site wholly or partly within one or more of the following (record all that apply):													
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	
	Ancient Woodland		0	0	0	--	0	0	0	0	0	0	0	
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0		
2	Site boundary within buffer zone¹ of one or more (record all that apply):													
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	
	500m of Ancient woodland		0	-	-	-	0	-	-	0	0	0	0	
	250m of a Wildlife Site		0	0	0	-	0	-	0	0	0	0	0	
100m of a Local Nature Reserve	-		0	0	0	0	0	0	0	0	0	0		
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	0	0	0	-	0	-	-	0	0	-	-	
4	Site contains one or more (or part) of the following² (record all that apply):													
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
	Outdoor sports facility		-	0	0	0	0	0	0	0	0	0	0	
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	-	0	0	0	0		
5	Site boundary within 480m³ of one or more of the following (record all that apply):													
	Primary School	Yes = plus score (+) No = minus score (-)	-	-	-	+	-	-	-	-	-	+	+	
	GP surgery		-	-	-	-	-	-	-	-	-	-	+	-
	Library(permanent or mobile library stop)		-	-	-	-	-	-	-	-	-	-	-	-
	Leisure centre		-	-	-	-	-	-	-	-	-	-	-	+
	Children's playground		-	-	+	+	-	-	-	-	-	+	+	+
	Outdoor sports facility		+	-	-	+	-	-	-	-	-	+	+	+
Amenity green space	-		-	-	+	+	+	+	-	-	+	-	-	
Accessible natural green space (natural/semi-natural green space)	+	-	-	+	-	-	-	-	-	+	-	-		
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	+	-	+	+	-	+	+	-	+	+	-	
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	-	-	-	-	-	-	
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	-	0	-	0	-	0	0	-	-	-	-	
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	-	0	0	0	0	0	-	0	-	-	0	
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	+	0	+	0	+	0	0	+	0	0	+	
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	-	0	0	0	-	0	0	0	0	
13	Site wholly/partly within/contains any of the following (record all that apply):													
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
	a Scheduled Monument		0	0	0	--	0	0	0	0	0	0	0	
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	
	a Conservation Area		0	0	0	0	0	0	--	--	0	0	0	0
a Listed Building	0		0	0	0	0	0	0	0	0	0	0	0	
14	Site boundary within buffer zone⁵ of one or more (record all that apply):													
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Scheduled Monument		0	-	-	-	0	0	0	-	0	0	0	
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	
	300m of a Conservation Area		-	0	0	0	0	-	0	0	0	-	0	0
300m of a Listed Building	-		-	-	-	0	-	0	-	-	-	-	-	
15	Site is wholly/partly classified as very high landscape sensitivity for residential	Double minus score (-)												
	Site is wholly/partly classified as high landscape sensitivity for residential	Minus score (-)				-			-	-				
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential	Zero score (0)	0	0	0		0				0	0	0	
	Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary	Plus score (+)												
Please note: where a site falls into more than one category, highest sensitivity category is recorded														
Overall Score			-9	-13	-10	-8	-8	-14	-15	-11	-2	-5	-4	
Overall Settlement Sustainability Conclusion			Fair	Fair	Fair	Fair	Fair	Poor	Poor	Fair	Good	Good	Good	
Overall Black Country Contribution Sustainability Conclusion			Fair	Poor	Fair	Fair	Fair	Poor	Poor	Fair	Good	Fair	Fair	

Albrighton Settlement Range is 1 to -11 Good is 1 to -3 Fair is -4 to -7 Poor is -8 to -11
 Bridgnorth Settlement Range is 7 to -15, Good is 7 to 0 Fair is -1 to -8 Poor is -9 to -15
 Broseley Settlement Range is 5 to -18, Good is 5 to -2 Fair is -3 to -10 Poor is -11 to -18
 Highley Settlement Range is 5 to -11 Good is 5 to 0 Fair is -1 to -6 Poor is -7 to -11
 Much Wenlock Settlement Range is Range is 1 to -11 Good is 1 to -3 Fair is -4 to -7 Poor is -8 to -11
 Shifnal Settlement Range is -1 to -15 Good is -1 to -5 Fair is -6 to -10 Poor is -11 to -15
 Shrewsbury Settlement Range is 6 to -15 Good is 6 to -1 Fair is -2 to -8 Poor is -9 to -15
 Strategic Settlements / Strategic Sites Range is 2 to -21 Good is 2 to -5 Fair is -6 to -13 Poor is -14 to -21
 Settlements and Strategic Settlements/Sites within scope for the Black Country Contribution Range is 7 to -21
 Good is 7 to -2 Fair is -3 to -12 Poor is -13 to -21

Criteria	Criteria Description	Scoring Guide	Strategic Settlement or Site										
			Site Ref: SHF018d	Site Ref: SHF024	Site Ref: SHF034	Site Ref: SHF035	Site Ref: SHF037	Site Ref: SHH002	Site Ref: SHR057	Site Ref: SHR058	Site Ref: SHR105	Site Ref: SHR109	Site Ref: SHR157
1	Site wholly or partly within one or more of the following (record all that apply):												
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	
2	Site boundary within buffer zone¹ of one or more (record all that apply):												
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0
	500m of Ancient woodland		0	0	0	0	0	0	0	0	0	0	0
	250m of a Wildlife Site		0	0	0	0	0	0	0	0	0	0	0
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	0	-	-	0	0	0	-	0	-	-	-
4	Site contains one or more (or part) of the following² (record all that apply):												
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	0
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	0	0	0	0	
5	Site boundary within 480m³ of one or more of the following (record all that apply):												
	Primary School	Yes = plus score (+) No = minus score (-)	-	-	+	+	-	-	+	-	-	-	-
	GP surgery		-	-	+	-	-	-	+	-	+	-	-
	Library(permanent or mobile library stop)		-	-	-	-	-	-	-	-	-	-	-
	Leisure centre		-	-	-	-	-	-	-	-	+	-	-
	Children's playground		-	-	+	-	-	-	+	-	+	+	-
	Outdoor sports facility		-	-	+	+	-	-	+	+	+	+	-
Amenity green space	-		-	+	-	-	-	+	+	+	+	-	
Accessible natural green space (natural/semi-natural green space)	-	-	-	-	-	-	+	+	+	+	-		
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	-	-	+	-	-	+	-	-	+	-	
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	-	-	-	-	-	
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	-	0	-	-	-	0	-	0	0	0	
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	0	-	0	0	-	-	-	0	0	
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	0	0	+	0	0	0	0	0	+	0	+
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	-	0	0	0	0	0	0	0	0	0
13	Site wholly/partly within/contains any of the following (record all that apply):												
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0
	a Conservation Area		0	0	0	0	0	0	0	0	0	0	0
a Listed Building	0		0	0	0	0	0	0	0	0	0	0	
14	Site boundary within buffer zone⁵ of one or more (record all that apply):												
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0
	300m of a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0
	300m of a Conservation Area		0	0	-	0	0	0	0	0	-	0	0
300m of a Listed Building	0		0	-	0	0	0	0	-	-	0	-	
15	Site wholly/partly classified as very high landscape sensitivity for residential		Double minus score (-)										
	Site is wholly/partly classified as high landscape sensitivity for residential	Minus score (-)											
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential	Zero score (0)		0	0	0	0	0	0	0	0	0	0
	Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary	Plus score (+)											
Please note: where a site falls into more than one category, highest sensitivity category is recorded													
Overall Score			-11	-14	-2	-7	-11	-13	-2	-11	-6	-12	-12
Overall Settlement Sustainability Conclusion			Fair	Poor	Good	Fair	Fair	Fair	Good	Fair	Fair	Fair	Fair
Overall Black Country Contribution Sustainability Conclusion			Fair	Poor	Good	Fair	Fair	Poor	Good	Fair	Fair	Fair	Fair

Albrighton Settlement Range is 1 to -11 Good is 1 to -3 Fair is -4 to -7 Poor is -8 to -11
 Bridgnorth Settlement Range is 7 to -15, Good is 7 to 0 Fair is -1 to -8 Poor is -9 to -15
 Broseley Settlement Range is 5 to -18, Good is 5 to -2 Fair is -3 to -10 Poor is -11 to -18
 Highley Settlement Range is 5 to -11 Good is 5 to 0 Fair is -1 to -6 Poor is -7 to -11
 Much Wenlock Settlement Range is Range is 1 to -11 Good is 1 to -3 Fair is -4 to -7 Poor is -8 to -11
 Shifnal Settlement Range is -1 to -15 Good is -1 to -5 Fair is -6 to -10 Poor is -11 to -15
 Shrewsbury Settlement Range is 6 to -15 Good is 6 to -1 Fair is -2 to -8 Poor is -9 to -15
 Strategic Settlements / Strategic Sites Range is 2 to -21 Good is 2 to -5 Fair is -6 to -13 Poor is -14 to -21
 Settlements and Strategic Settlements/Sites within scope for the Black Country Contribution Range is 7 to -21
 Good is 7 to -2 Fair is -3 to -12 Poor is -13 to -21

Criteria	Criteria Description	Scoring Guide	Strategic Settlement or Site											
			Site Ref:	Site Ref:										
			SHR157 VAR	SHR158	SHR166	SHR174	SHR176	SHR181	SHR190	SHR192	SHR196	SHR197	SHR198	
1	Site wholly or partly within one or more of the following (record all that apply):													
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
	Ramsar Site		0	0	0	--	0	0	0	0	0	0	0	
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	
	Site of Special Scientific Interest		0	0	0	--	0	0	0	0	0	0	0	
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	
	Wildlife Site		0	0	0	--	--	0	0	0	0	0	0	
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0		
2	Site boundary within buffer zone¹ of one or more (record all that apply):													
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
	1km of a Ramsar Site		0	0	0	0	0	-	0	0	0	0	0	
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	
	500m of a Site of Special Scientific Interest		0	0	0	-	0	-	0	0	0	0	0	
	500m of Ancient woodland		0	0	0	0	0	0	0	0	0	0	0	
	250m of a Wildlife Site		-	0	-	-	-	-	-	0	-	-	0	
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0		
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	-	-	0	-	-	-	0	0	-	0	-	
4	Site contains one or more (or part) of the following² (record all that apply):													
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	0	
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	0	0	0	0		
5	Site boundary within 480m³ of one or more of the following (record all that apply):													
	Primary School	Yes = plus score (+) No = minus score (-)	-	-	-	+	+	+	-	-	+	-	-	
	GP surgery		-	-	-	-	-	-	-	-	-	-	-	
	Library(permanent or mobile library stop)		-	-	-	-	-	-	-	-	-	-	-	
	Leisure centre		-	-	-	-	-	-	-	-	-	-	-	
	Children's playground		-	-	-	+	+	+	+	+	+	+	+	
	Outdoor sports facility		-	-	-	+	+	+	+	-	-	+	+	
Amenity green space	-		+	+	+	+	+	+	+	-	+	-		
Accessible natural green space (natural/semi-natural green space)	-	+	+	+	+	+	+	+	-	+	-			
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	-	+	-	+	+	+	+	-	-	+	-	
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	-	-	-	-	-	-	
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	-	0	0	0	0	0	0	0	0	0	0	
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	0	-	-	-	0	0	0	0	0	0	
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	0	0	0	+	+	0	0	0	+	0	0	
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	-	
13	Site wholly/partly within/contains any of the following (record all that apply):													
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	
	a Conservation Area		0	0	0	0	0	0	0	0	0	0	0	
a Listed Building	0		--	0	0	0	0	0	0	--	0	0		
14	Site boundary within buffer zone⁵ of one or more (record all that apply):													
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	-	-	
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	
	300m of a Conservation Area		0	0	0	0	0	0	0	0	0	0	0	
300m of a Listed Building	-		-	0	0	0	0	0	-	-	-	0	0	
15	Site is wholly/partly classified as very high landscape sensitivity for residential	Double minus score (-)												
	Site is wholly/partly classified as high landscape sensitivity for residential	Minus score (-)												
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential	Zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
	Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary	Plus score (+)												
Please note: where a site falls into more than one category, highest sensitivity category is recorded														
Overall Score			-14	-8	-8	-7	-4	-2	-4	-11	-4	-8	-14	
Overall Settlement Sustainability Conclusion			Poor	Fair	Fair	Fair	Good	Good	Good	Fair	Good	Fair	Poor	
Overall Black Country Contribution Sustainability Conclusion			Poor	Fair	Fair	Fair	Fair	Good	Fair	Fair	Fair	Fair	Poor	

Albrighton Settlement Range is 1 to -11 Good is 1 to -3 Fair is -4 to -7 Poor is -8 to -11
 Bridgnorth Settlement Range is 7 to -15, Good is 7 to 0 Fair is -1 to -8 Poor is -9 to -15
 Broseley Settlement Range is 5 to -18, Good is 5 to -2 Fair is -3 to -10 Poor is -11 to -18
 Highley Settlement Range is 5 to -11 Good is 5 to 0 Fair is -1 to -6 Poor is -7 to -11
 Much Wenlock Settlement Range is Range is 1 to -11 Good is 1 to -3 Fair is -4 to -7 Poor is -8 to -11
 Shifnal Settlement Range is -1 to -15 Good is -1 to -5 Fair is -6 to -10 Poor is -11 to -15
 Shrewsbury Settlement Range is 6 to -15 Good is 6 to -1 Fair is -2 to -8 Poor is -9 to -15
 Strategic Settlements / Strategic Sites Range is 2 to -21 Good is 2 to -5 Fair is -6 to -13 Poor is -14 to -21
 Settlements and Strategic Settlements/Sites within scope for the Black Country Contribution Range is 7 to -21
 Good is 7 to -2 Fair is -3 to -12 Poor is -13 to -21

Criteria	Criteria Description	Scoring Guide	Strategic Settlement or Site				
			Site Ref:				
			SHR219	SHR225	STC004	WAH006	WIC010
1	Site wholly or partly within one or more of the following (record all that apply):						
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0
	Ramsar Site		0	0	0	0	0
	National Nature Reserve		0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0
	Ancient Woodland		0	0	0	0	0
	Wildlife Site		0	0	0	--	0
Local Nature Reserve	0		0	0	0	0	
2	Site boundary within buffer zone¹ of one or more (record all that apply):						
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0
	1km of a Ramsar Site		0	0	0	0	0
	500m of a National Nature Reserve		0	0	0	0	0
	500m of a Site of Special Scientific Interest		0	0	0	0	0
	500m of Ancient woodland		0	0	0	-	0
	250m of a Wildlife Site		0	-	0	-	-
100m of a Local Nature Reserve	0		0	0	0	0	
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	-	-	-	-	-
4	Site contains one or more (or part) of the following² (record all that apply):						
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0
	Outdoor sports facility		0	0	0	0	0
	Amenity green space		0	0	0	0	0
	Accessible natural green space (natural/semi-natural green space)		0	0	0	0	0
	0		0	0	0	0	
5	Site boundary within 480m³ of one or more of the following (record all that apply):						
	Primary School	Yes = plus score (+) No = minus score (-)	-	-	-	-	-
	GP surgery		-	-	-	-	-
	Library(permanent or mobile library stop)		-	-	-	-	-
	Leisure centre		-	-	-	-	-
	Children's playground		+	+	+	+	-
	Outdoor sports facility		-	-	-	+	-
	Amenity green space		+	+	+	-	-
Accessible natural green space (natural/semi-natural green space)	+		+	-	+	-	
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	+	+	+		
7	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-	-	-
8	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	-	0	-	0	0
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	0	0	0	0
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	0	0	+	+	+
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0
13	Site wholly/partly within/contains any of the following (record all that apply):						
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0
	a Scheduled Monument		0	0	0	0	0
	a Registered Battlefield		0	0	0	0	0
	a Registered Park or Garden		0	0	0	0	0
	a Conservation Area		0	0	0	0	0
a Listed Building	0		0	0	0	0	
14	Site boundary within buffer zone⁵ of one or more (record all that apply):						
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0
	300m of a Scheduled Monument		0	0	0	0	0
	300m of a Registered Battlefield		0	0	0	0	0
	300m of a Registered Park or Garden		0	0	0	0	0
	300m of a Conservation Area		0	0	0	0	0
	300m of a Listed Building		0	-	0	0	0
	0						
15	Site is wholly/partly classified as very high landscape sensitivity for residential	Double minus score (-)					
	Site is wholly/partly classified as high landscape sensitivity for residential	Minus score (-)					
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for residential	Zero score (0)	0	0	0	not assessed	not assessed
	Site is wholly classified as low landscape sensitivity for residential or site is inside the development boundary	Plus score (+)					
Please note: where a site falls into more than one category, highest sensitivity category is recorded							
Overall Score			-4	-5	-5	-7	-10
Overall Settlement Sustainability Conclusion			Good	Good	Good	Fair	Fair
Overall Black Country Contribution Sustainability Conclusion			Fair	Fair	Fair	Fair	Fair

Albrighton Settlement Range is 1 to -11 Good is 1 to -3 Fair is -4 to -7 Poor is -8 to -11
 Bridgnorth Settlement Range is 7 to -15, Good is 7 to 0 Fair is -1 to -8 Poor is -9 to -15
 Broseley Settlement Range is 5 to -18, Good is 5 to -2 Fair is -3 to -10 Poor is -11 to -18
 Highley Settlement Range is 5 to -11 Good is 5 to 0 Fair is -1 to -6 Poor is -7 to -11
 Much Wenlock Settlement Range is Range is 1 to -11 Good is 1 to -3 Fair is -4 to -7 Poor is -8 to -11
 Shifnal Settlement Range is -1 to -15 Good is -1 to -5 Fair is -6 to -10 Poor is -11 to -15
 Shrewsbury Settlement Range is 6 to -15 Good is 6 to -1 Fair is -2 to -8 Poor is -9 to -15
 Strategic Settlements / Strategic Sites Range is 2 to -21 Good is 2 to -5 Fair is -6 to -13 Poor is -14 to -21
 Settlements and Strategic Settlements/Sites within scope for the Black Country Contribution Range is 7 to -21
 Good is 7 to -2 Fair is -3 to -12 Poor is -13 to -21

Shropshire Local Plan

Additional Sustainability Appraisal Report: Appendix 2

Updated Stage 2a: Employment Sustainability Appraisal Site Assessment



Criteria	Criteria Description	Scoring Guide	Settlement: Bridgnorth												
			Site Ref: BRD001	Site Ref: BRD003	Site Ref: BRD005	Site Ref: BRD006	Site Ref: BRD006a	Site Ref: BRD007X	Site Ref: BRD011	Site Ref: BRD012	Site Ref: BRD014	Site Ref: BRD015X	Site Ref: BRD016	Site Ref: BRD017	
1	Site wholly or partly within one or more of the following (record all that apply):														
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0	
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0	
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0	
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0		
2	Site boundary within buffer zone¹ of one or more (record all that apply):														
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0	
	500m of Ancient woodland		0	0	0	-	-	0	0	0	-	0	0	0	
	250m of a Wildlife Site		0	0	0	-	-	0	0	0	0	-	-	0	
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0		
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	0	-	-	-	-	0	-	-	-	0	-	0	
4	Site contains one or more (or part) of the following² (record all that apply):														
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	0	0	
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	0	
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	-	0	0	0	0		
5	Site boundary within 480m³ of one or more of the following (record all that apply):														
	Primary School	Yes = plus score (+) No = minus score (-)	-	+	-	+	+	-	-	-	-	-	-	+	
	GP surgery		-	+	-	-	-	-	-	-	-	-	-	-	-
	Leisure centre		-	+	-	-	-	-	-	-	-	-	-	-	-
	Outdoor sports facility		+	+	-	+	+	-	-	+	+	+	+	+	+
	Amenity green space		+	+	+	+	+	+	-	+	+	+	+	+	+
Accessible natural green space (natural/semi-natural green space)	-		+	+	+	+	+	+	+	+	+	+	+	-	
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	+	+	-	+	+	+	-	+	+	+	+	-	
9	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	0	-	-	-	0	-	-	0	-	0	-	-	
	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	-	0	0	0	0	0	0	0	-	0	0	
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	+	+	0	0	0	0	+	0	+	0	0	0	
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	-	0	0	0	
13	Site wholly/partly within/contains any of the following (record all that apply):														
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	-	0
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	0
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	0
	a Conservation Area		0	0	0	0	0	0	0	0	0	0	-	-	0
a Listed Building	0		0	0	0	0	0	0	0	0	0	0	0	0	
14	Site boundary within buffer zone⁵ of one or more (record all that apply):														
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	-	-	0
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Conservation Area		0	0	0	-	-	0	0	-	0	-	-	-	0
300m of a Listed Building	-		0	-	-	-	0	-	-	0	-	-	-	0	
15	Site is wholly/partly classified as very high landscape sensitivity for employment	Double minus score (-)		-		-	-				-				
	Site is wholly/partly classified as high landscape sensitivity for employment	Minus score (-)											-		
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for employment	Zero score (0)			0				0					0	
	Site is wholly classified as low landscape sensitivity for employment or is site inside the development boundary	Plus score (+)	+						+		+		+		
Please note: where a site falls into more than one category, highest sensitivity category is recorded															
Overall Score			0	3	-6	-5	-4	-3	-6	-1	-6	-5	-10	-2	
Overall Settlement Sustainability Conclusion			Good	Good	Fair	Fair	Fair	Fair	Fair	Good	Fair	Fair	Poor	Fair	
Overall Black Country Contribution Sustainability Conclusion			Good	Good	Fair	Fair	Fair	Fair	Fair	Good	Fair	Fair	Fair	Good	

Bridgnorth Settlement Range is 5 to -14 Good is 5 to -1 Fair is -2 to -8 Poor is -9 to -14
 Shifnal Settlement Range is -3 to -13 Good is -3 to -6 Fair is -7 to -10 Poor is -11 to -13
 Shrewsbury Settlement Range is 6 to -12 Good is 6 to 0 Fair is -1 to -6 Poor is -7 to -12
 Strategic Settlements / Strategic Sites Range 0 to -19 Good is 0 to -6 Fair is -7 to -13 Poor is -14 to -19
 Settlements and Strategic Settlements/Sites within scope for the Black Country Contribution Range is 6 to -19
 Good is 6 to -2 Fair is -3 to -11 Poor is -12 to -19

Criteria	Criteria Description	Scoring Guide	Settlement: Bridgnorth											
			Site Ref: BRD018X	Site Ref: BRD019	Site Ref: BRD019a	Site Ref: BRD021	Site Ref: BRD022	Site Ref: BRD023	Site Ref: BRD024	Site Ref: BRD025	Site Ref: BRD026	Site Ref: BRD027	Site Ref: BRD028	Site Ref: BRD030
1	Site wholly or partly within one or more of the following (record all that apply):													
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	
2	Site boundary within buffer zone¹ of one or more (record all that apply):													
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0
	500m of Ancient woodland		0	0	0	0	0	0	0	0	0	0	0	0
	250m of a Wildlife Site		0	0	0	0	0	0	0	0	0	0	-	0
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	-	
4	Site contains one or more (or part) of the following² (record all that apply):													
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	0	0
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	0
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	0	0	0	0	0	
5	Site boundary within 480m³ of one or more of the following (record all that apply):													
	Primary School	Yes = plus score (+) No = minus score (-)	+	+	+	+	+	+	+	-	+	-	+	
	GP surgery		+	-	-	-	-	-	-	-	-	+	-	-
	Leisure centre		-	-	-	-	-	-	-	-	-	+	-	-
	Outdoor sports facility		+	+	+	+	+	+	+	+	-	+	+	-
	Amenity green space		-	+	+	-	+	+	+	+	-	+	+	+
Accessible natural green space (natural/semi-natural green space)	+		-	-	-	-	-	-	+	+	-	+	+	
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	+	-	-	-	-	+	+	+	+	+	+	
Page 806	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	0	-	-	-	-	-	-	-	0	-	-	
	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	-	-	
106	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	0	0	0	0	+	+	0	0	+	+	0	+
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
13	Site wholly/partly within/contains any of the following (record all that apply):													
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0
	a Conservation Area		--	0	0	0	0	0	0	0	0	--	0	0
a Listed Building	0		0	0	0	0	0	0	0	0	0	0	--	
14	Site boundary within buffer zone⁵ of one or more (record all that apply):													
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Scheduled Monument		-	0	0	0	0	0	0	0	0	0	-	0
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Conservation Area		-	0	0	-	0	0	0	0	0	-	-	0
300m of a Listed Building	-		0	0	-	-	0	-	-	0	-	-	-	
15	Site is wholly/partly classified as very high landscape sensitivity for employment	Double minus score (-)												
	Site is wholly/partly classified as high landscape sensitivity for employment	Minus score (-)				-	-					-		
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for employment	Zero score (0)		0	0				0	0				0
	Site is wholly classified as low landscape sensitivity for employment or is site inside the development boundary	Plus score (+)	+						+		+	+		
Please note: where a site falls into more than one category, highest sensitivity category is recorded														
Overall Score			-1	-2	-2	-7	-3	2	-1	-1	-4	5	-6	-6
Overall Settlement Sustainability Conclusion			Good	Fair	Fair	Fair	Fair	Good	Good	Good	Fair	Good	Fair	Fair
Overall Black Country Contribution Sustainability Conclusion			Good	Good	Good	Fair	Fair	Good	Good	Good	Fair	Good	Fair	Fair

Bridgnorth Settlement Range is 5 to -14 Good is 5 to -1 Fair is -2 to -8 Poor is -9 to -14
 Shifnal Settlement Range is -3 to -13 Good is -3 to -6 Fair is -7 to -10 Poor is -11 to -13
 Shrewsbury Settlement Range is 6 to -12 Good is 6 to 0 Fair is -1 to -6 Poor is -7 to -12
 Strategic Settlements / Strategic Sites Range 0 to -19 Good is 0 to -6 Fair is -7 to -13 Poor is -14 to -19
 Settlements and Strategic Settlements/Sites within scope for the Black Country Contribution Range is 6 to -19
 Good is 6 to -2 Fair is -3 to -11 Poor is -12 to -19

Criteria	Criteria Description	Scoring Guide	Settlement: Bridgnorth											
			Site Ref: BRD031	Site Ref: BRD032	Site Ref: ODY001	Site Ref: ODY002	Site Ref: ODY004	Site Ref: ODY007	Site Ref: ODY008	Site Ref: ODY009	Site Ref: ODY010	Site Ref: ODY011X	Site Ref: P52	Site Ref: P53a
1	Site wholly or partly within one or more of the following (record all that apply):													
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	
2	Site boundary within buffer zone¹ of one or more (record all that apply):													
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0
	500m of Ancient woodland		0	-	0	0	0	0	0	0	0	-	-	-
	250m of a Wildlife Site		0	-	-	0	0	0	0	0	-	0	-	0
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	0	-	-	-	-	-	-	-	-	-	0	
4	Site contains one or more (or part) of the following² (record all that apply):													
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	0	0
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	0
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	0	0	0	0	0	
5	Site boundary within 480m³ of one or more of the following (record all that apply):													
	Primary School	Yes = plus score (+) No = minus score (-)	-	+	-	+	-	+	+	-	-	-	-	-
	GP surgery		-	-	-	-	-	-	-	-	-	-	-	-
	Leisure centre		-	-	-	-	-	-	-	-	-	-	-	-
	Outdoor sports facility		-	+	+	+	+	+	+	+	+	+	+	-
	Amenity green space		-	+	-	-	-	-	-	-	-	-	-	-
Accessible natural green space (natural/semi-natural green space)	-		+	-	-	-	+	-	-	-	-	-	-	
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	-	+	-	-	-	+	-	-	-	-	-	
Page 807	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	-	-	-	-	-	-	
	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	-	0	0	0	0	0	0	0	0	0	0	
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)		0	0	0	0	0	0	0	0	0	0	
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)		0	+	0	0	0	0	0	0	0	0	
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)		0	0	0	0	0	0	0	0	0	0	
13	Site wholly/partly within/contains any of the following (record all that apply):													
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	a Scheduled Monument		0	--	0	0	0	0	0	0	0	0	0	0
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0
	a Conservation Area		0	0	0	--	0	0	--	0	--	--	0	0
a Listed Building	0		0	0	0	0	0	0	0	0	0	0	0	
14	Site boundary within buffer zone⁵ of one or more (record all that apply):													
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Scheduled Monument		0	-	0	-	0	-	0	0	0	-	-	
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Conservation Area		0	0	-	-	-	-	-	-	-	-	0	0
300m of a Listed Building	0		-	-	-	-	-	-	-	-	0	0	0	
15	Site is wholly/partly classified as very high landscape sensitivity for employment	Double minus score (-)										--		
	Site is wholly/partly classified as high landscape sensitivity for employment	Minus score (-)	not assessed	not assessed	-	-	-	-	-	-	-	-		
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for employment	Zero score (0)											0	
	Site is wholly classified as low landscape sensitivity for employment or is site inside the development boundary	Plus score (+)												
Please note: where a site falls into more than one category, highest sensitivity category is recorded														
Overall Score			-9	-5	-10	-11	-10	-5	-10	-12	-13	-11	-12	-10
Overall Settlement Sustainability Conclusion			Poor	Fair	Poor	Poor	Poor	Fair	Poor	Poor	Poor	Poor	Poor	Poor
Overall Black Country Contribution Sustainability Conclusion			Fair	Poor	Poor	Fair	Poor	Fair						

Bridgnorth Settlement Range is 5 to -14 Good is 5 to -1 Fair is -2 to -8 Poor is -9 to -14
 Shifnal Settlement Range is -3 to -13 Good is -3 to -6 Fair is -7 to -10 Poor is -11 to -13
 Shrewsbury Settlement Range is 6 to -12 Good is 6 to 0 Fair is -1 to -6 Poor is -7 to -12
 Strategic Settlements / Strategic Sites Range 0 to -19 Good is 0 to -6 Fair is -7 to -13 Poor is -14 to -19
 Settlements and Strategic Settlements/Sites within scope for the Black Country Contribution Range is 6 to -19
 Good is 6 to -2 Fair is -3 to -11 Poor is -12 to -19

Criteria	Criteria Description	Scoring Guide	Settlement: Bridgnorth											
			Site Ref: P53b	Site Ref: P54	Site Ref: P55	Site Ref: P56	Site Ref: P58a	Site Ref: P58b	Site Ref: P59	Site Ref: P61	Site Ref: P62	Site Ref: P63	Site Ref: STC001	Site Ref: STC002
1	Site wholly or partly within one or more of the following (record all that apply):													
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	--	--	0	0	0	0	0	0	0	0
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	
2	Site boundary within buffer zone¹ of one or more (record all that apply):													
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0
	500m of Ancient woodland		-	-	-	-	0	0	0	-	-	0	0	0
	250m of a Wildlife Site		0	0	-	-	0	0	0	-	-	0	0	0
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	0	0	-	-	0	0	0	-	-	-	0	0
4	Site contains one or more (or part) of the following² (record all that apply):													
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	0	0
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	0
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	0	0	-	0	0	
5	Site boundary within 480m³ of one or more of the following (record all that apply):													
	Primary School	Yes = plus score (+) No = minus score (-)	-	-	+	+	-	-	-	-	-	-	-	-
	GP surgery		-	-	-	-	-	-	-	-	-	-	-	-
	Leisure centre		-	-	-	-	-	-	-	-	-	-	-	-
	Outdoor sports facility		-	-	+	+	-	-	-	-	-	-	-	-
	Amenity green space		-	-	+	+	-	-	-	+	+	-	-	+
Accessible natural green space (natural/semi-natural green space)	-		-	+	+	-	-	-	-	-	+	-	-	-
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	-	+	+	+	-	-	-	+	+	+	+	+
Page 808	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	-	-	-	-	-	-	-
	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	-	0	0	0	-	-	0	0	0	-	0
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	-	0	0
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	0	+	+	0	+	+	+	0	+	0	+	+
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	-	0	0	0	0	0	0	-	-	0	0
13	Site wholly/partly within/contains any of the following (record all that apply):													
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	a Scheduled Monument		0	0	--	--	0	0	0	0	0	0	0	0
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0
	a Conservation Area		0	0	0	0	0	0	0	0	--	0	--	0
a Listed Building	0		0	0	0	0	0	0	0	0	0	0	0	0
14	Site boundary within buffer zone⁵ of one or more (record all that apply):													
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Scheduled Monument		-	-	-	-	0	0	0	0	0	0	0	0
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Conservation Area		0	0	0	0	0	0	0	0	-	0	0	0
300m of a Listed Building	-		-	0	-	0	0	0	-	-	0	0	0	0
15	Site is wholly/partly classified as very high landscape sensitivity for employment	Double minus score (-)		-								--		
	Site is wholly/partly classified as high landscape sensitivity for employment	Minus score (-)	0						-		-			
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for employment	Zero score (0)					0	0					0	0
	Site is wholly classified as low landscape sensitivity for employment or is site inside the development boundary	Plus score (+)												
Please note: where a site falls into more than one category, highest sensitivity category is recorded														
Overall Score			-11	-11	-5	-7	-7	-8	-7	-11	-9	-14	-4	-5
Overall Settlement Sustainability Conclusion			Poor	Poor	Fair	Fair	Fair	Fair	Fair	Poor	Poor	Poor	Fair	Fair
Overall Black Country Contribution Sustainability Conclusion			Fair	Poor	Fair	Fair								

Bridgnorth Settlement Range is 5 to -14 Good is 5 to -1 Fair is -2 to -8 Poor is -9 to -14
 Shifnal Settlement Range is -3 to -13 Good is -3 to -6 Fair is -7 to -10 Poor is -11 to -13
 Shrewsbury Settlement Range is 6 to -12 Good is 6 to 0 Fair is -1 to -6 Poor is -7 to -12
 Strategic Settlements / Strategic Sites Range 0 to -19 Good is 0 to -6 Fair is -7 to -13 Poor is -14 to -19
 Settlements and Strategic Settlements/Sites within scope for the Black Country Contribution Range is 6 to -19
 Good is 6 to -2 Fair is -3 to -11 Poor is -12 to -19

Criteria	Criteria Description	Scoring Guide	Settlement: Bridgnorth	Settlement: Bridgnorth	Settlement: Bridgnorth	Settlement: Bridgnorth	Settlement: Shifnal							
			Site Ref: STC003	Site Ref: STC004	Site Ref: STC005	Site Ref: STC006	Site Ref: P10	Site Ref: P14	Site Ref: P15a	Site Ref: P15b	Site Ref: P16	Site Ref: P17a	Site Ref: P17b	Site Ref: SHF004
1	Site wholly or partly within one or more of the following (record all that apply):													
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0		
2	Site boundary within buffer zone¹ of one or more (record all that apply):													
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	
	500m of Ancient woodland		0	0	0	0	0	0	0	0	0	0	0	
	250m of a Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0		
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	-	-	0	-	-	-	-	-	0	-		
4	Site contains one or more (or part) of the following² (record all that apply):													
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	0	
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	0	0	0	0		
5	Site boundary within 480m³ of one or more of the following (record all that apply):													
	Primary School	Yes = plus score (+) No = minus score (-)	-	-	-	-	-	-	+	-	-	-		
	GP surgery		-	-	-	-	-	-	-	+	-	-	+	
	Leisure centre		-	-	-	-	-	-	-	-	-	-	-	
	Outdoor sports facility		-	-	-	-	-	-	-	+	+	+	+	
	Amenity green space		+	+	-	-	-	-	-	+	+	+	+	
Accessible natural green space (natural/semi-natural green space)	-		-	-	-	-	-	-	-	-	-	-		
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	+	+	+	+	+	-	-	+	-	+		
Page 809	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	-	-	-	-	-		
	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	-	-	0	0	-	-	-	-	-	-		
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	0	0	0	-	0	0	0	0	-		
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0		
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	+	+	0	+	0	+	0	+	0	+		
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	-	-	0	0	0	0		
13	Site wholly/partly within/contains any of the following (record all that apply):													
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0		
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0		
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0		
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0		
	a Conservation Area		0	0	0	0	0	0	0	0	0	0		
a Listed Building	0		0	0	0	0	0	0	0	0	0			
14	Site boundary within buffer zone⁵ of one or more (record all that apply):													
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0		
	300m of a Scheduled Monument		0	0	0	0	0	0	0	0	0	0		
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0		
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0		
	300m of a Conservation Area		0	0	0	0	0	0	0	0	0	0		
300m of a Listed Building	-		0	0	0	-	0	-	-	-	0	-		
15	Site is wholly/partly classified as very high landscape sensitivity for employment	Double minus score (-)												
	Site is wholly/partly classified as high landscape sensitivity for employment	Minus score (-)												
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for employment	Zero score (0)	0	0	0	0	0	0	0	0	0	0		
	Site is wholly classified as low landscape sensitivity for employment or is site is inside the development boundary	Plus score (+)										+		
Please note: where a site falls into more than one category, highest sensitivity category is recorded														
Overall Score			-6	-5	-6	-6	-11	-6	-11	-13	-8	-7	-8	-7
Overall Settlement Sustainability Conclusion			Fair	Fair	Fair	Fair	Poor	Good	Poor	Poor	Fair	Fair	Fair	Fair
Overall Black Country Contribution Sustainability Conclusion			Fair	Fair	Fair	Fair	Fair	Fair	Poor	Poor	Fair	Fair	Fair	Fair

Bridgnorth Settlement Range is 5 to -14 Good is 5 to -1 Fair is -2 to -8 Poor is -9 to -14
Shifnal Settlement Range is -3 to -13 Good is -3 to -6 Fair is -7 to -10 Poor is -11 to -13
Shrewsbury Settlement Range is 6 to -12 Good is 6 to 0 Fair is -1 to -6 Poor is -7 to -12
Strategic Settlements / Strategic Sites Range 0 to -19 Good is 0 to -6 Fair is -7 to -13 Poor is -14 to -19
Settlements and Strategic Settlements/Sites within scope for the Black Country Contribution Range is 6 to -19
Good is 6 to -2 Fair is -3 to -11 Poor is -12 to -19

Criteria	Criteria Description	Scoring Guide	Settlement: Shifnal											
			Site Ref: SHF005	Site Ref: SHF007	Site Ref: SHF009	Site Ref: SHF013	Site Ref: SHF015	Site Ref: SHF016	Site Ref: SHF017	Site Ref: SHF018a	Site Ref: SHF018b	Site Ref: SHF018c	Site Ref: SHF018d	Site Ref: SHF019
1	Site wholly or partly within one or more of the following (record all that apply):													
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	
2	Site boundary within buffer zone¹ of one or more (record all that apply):													
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0
	500m of Ancient woodland		0	0	0	0	0	0	0	0	0	0	0	0
	250m of a Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	0	0	-	-	-	-	-	0	-	0	-	
4	Site contains one or more (or part) of the following² (record all that apply):													
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	0	0
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	0
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	0	0	0	0	0	
5	Site boundary within 480m³ of one or more of the following (record all that apply):													
	Primary School	Yes = plus score (+) No = minus score (-)	+	-	-	-	+	-	+	-	-	+	-	+
	GP surgery		+	-	+	-	-	+	+	-	-	-	-	-
	Leisure centre		-	-	-	+	-	-	-	-	-	+	-	-
	Outdoor sports facility		+	-	+	+	+	+	+	+	-	+	-	+
	Amenity green space		-	-	-	+	-	-	-	-	-	-	-	-
Accessible natural green space (natural/semi-natural green space)	-		-	-	-	-	-	-	-	-	-	-	-	
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	+	-	+	-	-	+	+	-	-	-	-	
Page 810	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	-	-	-	-	-	-	
	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	-	-	-	-	-	-	
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	-	0	0	0	0	
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	+	0	+	0	+	+	0	+	0	+	0	
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	-	0	0	
13	Site wholly/partly within/contains any of the following (record all that apply):													
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0
	a Conservation Area		0	0	0	0	0	0	0	0	0	0	0	0
a Listed Building	--		0	0	0	0	0	0	0	0	0	0	0	
14	Site boundary within buffer zone⁵ of one or more (record all that apply):													
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Conservation Area		-	0	-	0	0	-	-	0	0	0	0	0
300m of a Listed Building	-		0	-	0	-	-	-	-	0	-	0	-	
15	Site is wholly/partly classified as very high landscape sensitivity for employment	Double minus score (-)												
	Site is wholly/partly classified as high landscape sensitivity for employment	Minus score (-)												
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for employment	Zero score (0)		0		0	0	0	0	0	0	0	0	0
	Site is wholly classified as low landscape sensitivity for employment or is site inside the development boundary	Plus score (+)	+		+									
Please note: where a site falls into more than one category, highest sensitivity category is recorded														
Overall Score			-3	-9	-4	-4	-6	-5	-5	-8	-10	-4	-9	-7
Overall Settlement Sustainability Conclusion			Good	Fair	Good	Good	Good	Good	Good	Fair	Fair	Good	Fair	Fair
Overall Black Country Contribution Sustainability Conclusion			Fair											

Bridgnorth Settlement Range is 5 to -14 Good is 5 to -1 Fair is -2 to -8 Poor is -9 to -14
Shifnal Settlement Range is -3 to -13 Good is -3 to -6 Fair is -7 to -10 Poor is -11 to -13
Shrewsbury Settlement Range is 6 to -12 Good is 6 to 0 Fair is -1 to -6 Poor is -7 to -12
Strategic Settlements / Strategic Sites Range 0 to -19 Good is 0 to -6 Fair is -7 to -13 Poor is -14 to -19
Settlements and Strategic Settlements/Sites within scope for the Black Country Contribution Range is 6 to -19
Good is 6 to -2 Fair is -3 to -11 Poor is -12 to -19

Criteria	Criteria Description	Scoring Guide	Settlement: Shifnal											
			Site Ref: SHF019VAR	Site Ref: SHF021	Site Ref: SHF022	Site Ref: SHF023	Site Ref: SHF024	Site Ref: SHF025	Site Ref: SHF026	Site Ref: SHF027	Site Ref: SHF028	Site Ref: SHF029	Site Ref: SHF032	Site Ref: SHF033
1	Site wholly or partly within one or more of the following (record all that apply):													
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	
2	Site boundary within buffer zone¹ of one or more (record all that apply):													
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0
	500m of Ancient woodland		0	0	0	0	-	0	0	0	0	0	0	0
	250m of a Wildlife Site		0	0	0	0	-	0	0	0	0	0	0	0
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	0	0	0	-	-	0	0
4	Site contains one or more (or part) of the following² (record all that apply):													
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	0	0
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	0
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	0	0	0	0	0	
5	Site boundary within 480m³ of one or more of the following (record all that apply):													
	Primary School	Yes = plus score (+) No = minus score (-)	+	-	+	+	-	-	-	-	-	+	+	+
	GP surgery		-	-	-	-	-	+	-	+	+	-	-	-
	Leisure centre		-	-	-	-	-	-	-	-	-	-	+	+
	Outdoor sports facility		+	+	+	+	-	+	-	+	+	+	+	+
	Amenity green space		-	-	-	-	-	-	-	-	-	-	-	-
Accessible natural green space (natural/semi-natural green space)	-		-	-	-	-	-	-	-	-	-	-	-	
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	-	-	-	-	-	+	-	+	+	-	-	-
Page 811	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	-	-	-	-	-	-	-
	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	-	-	-	-	0	-	-	-	-	-	-	-
9	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	-	0	0	0	0	0	0
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	0	0	0	0	0	0	0	+	+	0	0	0
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
13	Site wholly/partly within/contains any of the following (record all that apply):													
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0
	a Conservation Area		0	0	0	0	0	0	-	0	0	-	0	0
a Listed Building	0		0	0	0	0	0	0	0	0	0	0	0	0
14	Site boundary within buffer zone⁵ of one or more (record all that apply):													
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Conservation Area		0	0	0	0	0	0	-	0	-	-	-	0
300m of a Listed Building	-		0	-	-	0	-	-	-	-	-	-	-	-
15	Site is wholly/partly classified as very high landscape sensitivity for employment	Double minus score (-)												
	Site is wholly/partly classified as high landscape sensitivity for employment	Minus score (-)												
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for employment	Zero score (0)	0		0	0	0		0		0	0		
	Site is wholly classified as low landscape sensitivity for employment or is site inside the development boundary	Plus score (+)		+					+		+	+		+
Please note: where a site falls into more than one category, highest sensitivity category is recorded														
Overall Score			-7	-7	-7	-7	-11	-7	-10	-3	-6	-8	-4	-3
Overall Settlement Sustainability Conclusion			Fair	Fair	Fair	Fair	Poor	Fair	Fair	Good	Good	Fair	Good	Good
Overall Black Country Contribution Sustainability Conclusion			Fair											

Bridgnorth Settlement Range is 5 to -14 Good is 5 to -1 Fair is -2 to -8 Poor is -9 to -14
Shifnal Settlement Range is -3 to -13 Good is -3 to -6 Fair is -7 to -10 Poor is -11 to -13
Shrewsbury Settlement Range is 6 to -12 Good is 6 to 0 Fair is -1 to -6 Poor is -7 to -12
Strategic Settlements / Strategic Sites Range 0 to -19 Good is 0 to -6 Fair is -7 to -13 Poor is -14 to -19
Settlements and Strategic Settlements/Sites within scope for the Black Country Contribution Range is 6 to -19
Good is 6 to -2 Fair is -3 to -11 Poor is -12 to -19

Criteria	Criteria Description	Scoring Guide	Settlement: Shrewsbury											
			Site Ref: SHR003	Site Ref: SHR004	Site Ref: SHR005	Site Ref: SHR006	Site Ref: SHR007	Site Ref: SHR008	Site Ref: SHR011	Site Ref: SHR012	Site Ref: SHR014	Site Ref: SHR015	Site Ref: SHR016	Site Ref: SHR019
1	Site wholly or partly within one or more of the following (record all that apply):	Yes = double minus score (-) No = zero score (0)												
	Special Area of Conservation		0	0	0	0	0	0	0	0	0	0	0	0
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0
Local Nature Reserve	0	0	0	0	0	0	0	0	0	0	0	0		
2	Site boundary within buffer zone¹ of one or more (record all that apply):	Yes = minus score (-) No = zero score (0)												
	1km of a Special Area of Conservation		0	0	0	0	0	0	0	0	0	0	0	0
	1km of a Ramsar Site		-	0	0	0	0	0	0	0	0	0	0	0
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0
	500m of Ancient woodland		0	0	0	0	0	0	0	0	0	0	0	0
	250m of a Wildlife Site		0	0	-	-	0	0	0	0	0	0	0	-
100m of a Local Nature Reserve	0	0	0	0	0	0	0	0	-	0	0	0		
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	0	0	0	-	0	0	-	-	-	0	0	-
4	Site contains one or more (or part) of the following² (record all that apply):	Yes = minus score (-) No = zero score (0)												
	Children's playground		0	0	0	0	0	0	0	0	0	0	0	0
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	0	0
	Amenity green space		0	0	0	0	0	0	0	0	-	0	0	0
Accessible natural green space (natural/semi-natural green space)	0	0	0	0	0	0	0	0	0	0	0	0		
5	Site boundary within 480m³ of one or more of the following (record all that apply):	Yes = plus score (+) No = minus score (-)												
	Primary School		+	-	-	+	-	+	+	+	-	-	+	+
	GP surgery		-	-	+	-	+	+	+	+	+	+	-	+
	Leisure centre		-	-	+	-	-	-	-	-	-	-	+	+
	Outdoor sports facility		+	+	+	+	+	+	+	+	+	+	+	+
	Amenity green space		+	+	-	+	+	+	+	+	+	+	+	-
Accessible natural green space (natural/semi-natural green space)	-	+	+	+	+	+	+	+	+	+	+	-		
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	+	+	+	+	+	+	+	+	+	-	-	
Page 813	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	0	0	0	0	-	0	0	-	0	0	0	-
	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	0	-	0	-	0	0	-	0	0	0	0
	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	0	-	-	0	0	0	0	-	0	0	0
16	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	-	0	0	0	0	0	0	0	0	0
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	+	+	+	+	+	+	+	0	+	+	+	0
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
13	Site wholly/partly within/contains any of the following (record all that apply):	Yes = double minus score (-) No = zero score (0)												
	a World Heritage Site or its buffer zone		0	0	0	0	0	0	0	0	0	0	0	0
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0
	a Conservation Area		0	-	-	0	0	0	0	0	-	-	0	0
a Listed Building	0	0	-	0	0	0	0	0	0	-	0	0		
14	Site boundary within buffer zone⁵ of one or more (record all that apply):	Yes = minus score (-) No = zero score (0)												
	300m of a World Heritage Site or its buffer zone		0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Scheduled Monument		-	0	-	0	0	0	0	0	-	-	0	0
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Registered Park or Garden		0	0	-	0	0	0	0	0	0	0	0	0
	300m of a Conservation Area		-	-	-	-	0	0	-	0	-	-	-	0
300m of a Listed Building	0	-	-	-	-	-	-	0	-	-	-	0		
15	Site is wholly/partly classified as very high landscape sensitivity for employment	Double minus score (-)												-
	Site is wholly/partly classified as high landscape sensitivity for employment	Minus score (-)												
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for employment	Zero score (0)												
	Site is wholly classified as low landscape sensitivity for employment or is site inside the development boundary	Plus score (+)	+	+	+	+	+	+	+	+	+	+	+	+
Please note: where a site falls into more than one category, highest sensitivity category is recorded														
Overall Score			0	-1	-7	0	2	6	4	2	-3	-2	3	-4
Overall Settlement Sustainability Conclusion			Good	Fair	Poor	Good	Good	Good	Good	Good	Fair	Fair	Good	Fair
Overall Black Country Contribution Sustainability Conclusion			Good	Good	Fair	Good	Good	Good	Good	Good	Fair	Good	Good	Fair

Bridgnorth Settlement Range is 5 to -14 Good is 5 to -1 Fair is -2 to -8 Poor is -9 to -14
 Shifnal Settlement Range is -3 to -13 Good is -3 to -6 Fair is -7 to -10 Poor is -11 to -13
 Shrewsbury Settlement Range is 6 to -12 Good is 6 to 0 Fair is -1 to -6 Poor is -7 to -12
 Strategic Settlements / Strategic Sites Range 0 to -19 Good is 0 to -6 Fair is -7 to -13 Poor is -14 to -19
 Settlements and Strategic Settlements/Sites within scope for the Black Country Contribution Range is 6 to -19
 Good is 6 to -2 Fair is -3 to -11 Poor is -12 to -19

Criteria	Criteria Description	Scoring Guide	Settlement: Shrewsbury											
			Site Ref: SHR020	Site Ref: SHR021X	Site Ref: SHR022X	Site Ref: SHR023	Site Ref: SHR025	Site Ref: SHR026	Site Ref: SHR027	Site Ref: SHR031	Site Ref: SHR032	Site Ref: SHR033X	Site Ref: SHR035	Site Ref: SHR036X
1	Site wholly or partly within one or more of the following (record all that apply):													
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0
	Wildlife Site		0	--	0	0	0	0	0	0	0	0	--	0
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	
2	Site boundary within buffer zone¹ of one or more (record all that apply):													
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	1km of a Ramsar Site		0	0	0	-	0	0	0	0	-	0	0	0
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	500m of a Site of Special Scientific Interest		0	-	0	0	0	0	0	0	0	0	0	0
	500m of Ancient woodland		0	0	0	0	0	0	0	0	-	0	0	0
	250m of a Wildlife Site		0	-	0	0	0	-	0	0	0	-	-	-
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	-	
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	0	-	-	0	0	0	0	0	0	0	0	
4	Site contains one or more (or part) of the following² (record all that apply):													
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	0	
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	
Accessible natural green space (natural/semi-natural green space)	0		-	0	0	0	0	0	0	-	-	0		
5	Site boundary within 480m³ of one or more of the following (record all that apply):													
	Primary School	Yes = plus score (+) No = minus score (-)	+	+	-	-	-	-	-	-	-	-	+	-
	GP surgery		-	-	+	-	-	-	-	-	-	-	+	+
	Leisure centre		-	-	-	-	-	-	-	-	-	+	-	+
	Outdoor sports facility		+	+	+	+	-	+	-	-	+	+	+	+
	Amenity green space		+	+	+	+	-	-	-	-	+	+	+	+
Accessible natural green space (natural/semi-natural green space)	+		+	+	-	-	+	-	-	-	+	+	+	
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	+	+	+	+	-	-	-	+	+	-	+	-
Page 814	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	0	-	0	-	-	-	-	-	-	0	-	0
	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	-	-	0	0	0	0	0	0	0	0	0	0
	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	-	0	0	0	-	0	0	-	0	0	0
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	+	0	0	0	0	0	0	0	0	0	+	0
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
13	Site wholly/partly within/contains any of the following (record all that apply):													
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0
	a Conservation Area		--	0	--	0	0	0	0	0	0	0	0	0
a Listed Building	0		0	--	0	0	0	--	0	0	0	0	0	
14	Site boundary within buffer zone⁵ of one or more (record all that apply):													
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	-	0	0	0
	300m of a Registered Park or Garden		0	0	0	0	0	-	0	0	0	0	0	0
	300m of a Conservation Area		-	-	-	0	0	0	0	0	0	-	0	-
300m of a Listed Building	-		0	-	0	-	0	-	0	0	0	-	0	
15	Site is wholly/partly classified as very high landscape sensitivity for employment	Double minus score (-)												
	Site is wholly/partly classified as high landscape sensitivity for employment	Minus score (-)												
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for employment	Zero score (0)				0	0		0	0	0	0		
	Site is wholly classified as low landscape sensitivity for employment or is site inside the development boundary	Plus score (+)	+	+	+							+		+
Please note: where a site falls into more than one category, highest sensitivity category is recorded														
Overall Score			0	-6	-3	-3	-9	-8	-11	-7	-5	-1	0	1
Overall Settlement Sustainability Conclusion			Good	Fair	Fair	Fair	Poor	Poor	Poor	Poor	Fair	Fair	Good	Good
Overall Black Country Contribution Sustainability Conclusion			Good	Fair	Good	Good	Good							

Bridgnorth Settlement Range is 5 to -14 Good is 5 to -1 Fair is -2 to -8 Poor is -9 to -14
 Shifnal Settlement Range is -3 to -13 Good is -3 to -6 Fair is -7 to -10 Poor is -11 to -13
 Shrewsbury Settlement Range is 6 to -12 Good is 6 to 0 Fair is -1 to -6 Poor is -7 to -12
 Strategic Settlements / Strategic Sites Range 0 to -19 Good is 0 to -6 Fair is -7 to -13 Poor is -14 to -19
 Settlements and Strategic Settlements/Sites within scope for the Black Country Contribution Range is 6 to -19
 Good is 6 to -2 Fair is -3 to -11 Poor is -12 to -19

Criteria	Criteria Description	Scoring Guide	Settlement: Shrewsbury											
			Site Ref: SHR037	Site Ref: SHR038	Site Ref: SHR039X	Site Ref: SHR040	Site Ref: SHR041X	Site Ref: SHR042	Site Ref: SHR043X	Site Ref: SHR044	Site Ref: SHR046	Site Ref: SHR053	Site Ref: SHR054a	Site Ref: SHR054b
1	Site wholly or partly within one or more of the following (record all that apply):													
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	
2	Site boundary within buffer zone¹ of one or more (record all that apply):													
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	500m of a Site of Special Scientific Interest		0	0	-	0	0	0	0	0	-	-	0	0
	500m of Ancient woodland		0	0	0	0	0	0	0	0	-	-	0	0
	250m of a Wildlife Site		0	0	0	-	-	0	0	0	0	0	-	-
100m of a Local Nature Reserve	0		-	0	0	0	-	0	0	0	0	0	0	
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	-	0	0	0	-	0	0	0	0	-	0	0
4	Site contains one or more (or part) of the following² (record all that apply):													
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	0	0
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	0
Accessible natural green space (natural/semi-natural green space)	0		-	0	0	0	-	0	0	0	0	0	0	
5	Site boundary within 480m³ of one or more of the following (record all that apply):													
	Primary School	Yes = plus score (+) No = minus score (-)	+	-	+	+	+	-	-	-	-	+	+	-
	GP surgery		-	+	-	-	+	-	-	-	-	-	+	-
	Leisure centre		+	-	-	-	-	-	+	-	-	-	-	-
	Outdoor sports facility		+	+	+	+	+	+	+	-	-	+	+	+
	Amenity green space		+	+	+	+	+	+	+	-	-	+	+	+
Accessible natural green space (natural/semi-natural green space)	+		+	+	+	+	+	+	+	-	+	-	+	
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	+	-	+	+	+	-	+	+	-	+	-	-
Page 815	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	0	0	0	0	0	0	-	-	0	-	-
	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	0	-	0	0	0	0	0	0	0	0	0
	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	0	0	-	-	-	-	0	0	0	0	-
16	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	0	0	0	+	0	0	0	+	0	+	0	+
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
13	Site wholly/partly within/contains any of the following (record all that apply):													
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0
	a Conservation Area		0	0	0	-	-	0	0	0	0	0	0	0
a Listed Building	0		0	0	0	0	0	0	0	0	0	0	0	
14	Site boundary within buffer zone⁵ of one or more (record all that apply):													
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Scheduled Monument		0	0	0	-	-	0	0	-	0	0	0	0
	300m of a Registered Battlefield		0	0	0	0	0	0	0	-	-	0	0	0
	300m of a Registered Park or Garden		0	0	0	0	-	0	0	0	0	0	0	0
	300m of a Conservation Area		-	-	0	-	-	0	-	0	0	-	0	0
300m of a Listed Building	-		-	0	-	-	-	0	0	0	-	0	0	
15	Site is wholly/partly classified as very high landscape sensitivity for employment	Double minus score (-)											-	-
	Site is wholly/partly classified as high landscape sensitivity for employment	Minus score (-)												
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for employment	Zero score (0)							0	0	0			
	Site is wholly classified as low landscape sensitivity for employment or is site inside the development boundary	Plus score (+)	+	+	+	+	+	+	+	+				
Please note: where a site falls into more than one category, highest sensitivity category is recorded														
Overall Score			2	-2	2	-2	-3	-6	3	-7	-9	-1	-3	-7
Overall Settlement Sustainability Conclusion			Good	Fair	Good	Fair	Fair	Fair	Good	Poor	Poor	Fair	Fair	Poor
Overall Black Country Contribution Sustainability Conclusion			Good	Good	Good	Good	Fair	Fair	Good	Fair	Fair	Good	Fair	Fair

Bridgnorth Settlement Range is 5 to -14 Good is 5 to -1 Fair is -2 to -8 Poor is -9 to -14
 Shifnal Settlement Range is -3 to -13 Good is -3 to -6 Fair is -7 to -10 Poor is -11 to -13
 Shrewsbury Settlement Range is 6 to -12 Good is 6 to 0 Fair is -1 to -6 Poor is -7 to -12
 Strategic Settlements / Strategic Sites Range 0 to -19 Good is 0 to -6 Fair is -7 to -13 Poor is -14 to -19
 Settlements and Strategic Settlements/Sites within scope for the Black Country Contribution Range is 6 to -19
 Good is 6 to -2 Fair is -3 to -11 Poor is -12 to -19

Criteria	Criteria Description	Scoring Guide	Settlement: Shrewsbury											
			Site Ref: SHR054c	Site Ref: SHR055	Site Ref: SHR056	Site Ref: SHR057	Site Ref: SHR058	Site Ref: SHR059X	Site Ref: SHR060	Site Ref: SHR063	Site Ref: SHR064	Site Ref: SHR065	Site Ref: SHR066	Site Ref: SHR067
1	Site wholly or partly within one or more of the following (record all that apply):													
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0
	Wildlife Site		0	0	0	0	--	0	0	0	0	0	0	0
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	
2	Site boundary within buffer zone¹ of one or more (record all that apply):													
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0
	500m of Ancient woodland		0	0	0	0	0	0	0	0	0	0	0	0
	250m of a Wildlife Site		-	0	0	0	-	0	0	-	0	-	0	-
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	0	-	-	-	0	-	0	0	-	-	0	0
4	Site contains one or more (or part) of the following² (record all that apply):													
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	0	0
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	0
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	0	0	0	0	0	
5	Site boundary within 480m³ of one or more of the following (record all that apply):													
	Primary School	Yes = plus score (+) No = minus score (-)	-	-	-	+	-	-	-	-	-	+	-	-
	GP surgery		-	+	-	+	-	-	-	-	-	-	-	-
	Leisure centre		-	-	-	-	-	-	-	-	-	-	-	-
	Outdoor sports facility		+	-	-	+	+	-	+	+	+	+	+	+
	Amenity green space		+	+	-	+	+	+	+	+	+	+	-	+
Accessible natural green space (natural/semi-natural green space)	+		+	+	+	+	+	-	+	+	-	-	+	
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	-	+	+	+	-	+	-	-	+	-	+	+
Page 816	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	-	-	-	-	-	0	0
	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	-	0	-	0	0	0	0	0	0	0	0
	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	-	0	-	-	-	0	0	0	0	0	0	-
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	0	0	0	0	0	0	0	+	0	+	0	+
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	-	0	0
13	Site wholly/partly within/contains any of the following (record all that apply):													
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0
	a Conservation Area		0	0	0	0	0	0	0	0	0	0	0	0
a Listed Building	0		0	0	--	--	0	0	0	0	0	0	0	0
14	Site boundary within buffer zone⁵ of one or more (record all that apply):													
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Conservation Area		0	0	0	0	0	0	0	0	0	0	0	-
300m of a Listed Building	0		0	-	-	-	0	0	-	0	0	0	-	
15	Site is wholly/partly classified as very high landscape sensitivity for employment	Double minus score (-)	--									--		
	Site is wholly/partly classified as high landscape sensitivity for employment	Minus score (-)												
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for employment	Zero score (0)		0	0	0	0	0	0	0	0	0	0	0
	Site is wholly classified as low landscape sensitivity for employment or is site inside the development boundary	Plus score (+)										+		+
Please note: where a site falls into more than one category, highest sensitivity category is recorded														
Overall Score			-6	-2	-7	-2	-9	-5	-2	-3	-2	-8	-3	-1
Overall Settlement Sustainability Conclusion			Fair	Fair	Poor	Fair	Poor	Fair	Fair	Fair	Fair	Poor	Fair	Fair
Overall Black Country Contribution Sustainability Conclusion			Fair	Good	Fair	Good	Fair	Fair	Good	Fair	Good	Fair	Fair	Good

Bridgnorth Settlement Range is 5 to -14 Good is 5 to -1 Fair is -2 to -8 Poor is -9 to -14
 Shifnal Settlement Range is -3 to -13 Good is -3 to -6 Fair is -7 to -10 Poor is -11 to -13
 Shrewsbury Settlement Range is 6 to -12 Good is 6 to 0 Fair is -1 to -6 Poor is -7 to -12
 Strategic Settlements / Strategic Sites Range 0 to -19 Good is 0 to -6 Fair is -7 to -13 Poor is -14 to -19
 Settlements and Strategic Settlements/Sites within scope for the Black Country Contribution Range is 6 to -19
 Good is 6 to -2 Fair is -3 to -11 Poor is -12 to -19

Criteria	Criteria Description	Scoring Guide	Settlement: Shrewsbury											
			Site Ref: SHR074	Site Ref: SHR075X	Site Ref: SHR076	Site Ref: SHR077	Site Ref: SHR080	Site Ref: SHR081	Site Ref: SHR083	Site Ref: SHR084	Site Ref: SHR085	Site Ref: SHR086	Site Ref: SHR088	Site Ref: SHR090X
1	Site wholly or partly within one or more of the following (record all that apply):													
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	
2	Site boundary within buffer zone¹ of one or more (record all that apply):													
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0
	500m of Ancient woodland		0	0	0	0	0	0	0	0	0	0	0	0
	250m of a Wildlife Site		-	0	0	0	0	-	0	0	0	-	0	0
100m of a Local Nature Reserve	0		-	-	0	0	0	0	0	0	0	0	0	
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	-	0	-	-	-	-	0	-	-	0	0	
4	Site contains one or more (or part) of the following² (record all that apply):													
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	0	
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	
Accessible natural green space (natural/semi-natural green space)	0		0	-	0	0	-	0	0	0	0	0		
5	Site boundary within 480m³ of one or more of the following (record all that apply):													
	Primary School	Yes = plus score (+) No = minus score (-)	+	-	+	+	-	+	+	+	-	+	-	-
	GP surgery		-	-	-	-	-	+	-	-	-	-	-	-
	Leisure centre		+	+	+	-	+	-	-	-	-	+	-	-
	Outdoor sports facility		+	+	+	+	+	+	+	+	+	+	+	+
	Amenity green space		+	+	+	+	-	-	+	+	+	+	+	+
Accessible natural green space (natural/semi-natural green space)	+		+	+	-	+	+	-	+	-	+	-	+	
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	-	-	-	+	-	+	+	+	+	+	+	
Page 817	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	-	0	-	0	0
	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	-	0	0	0	-	-	-	0	0	0	0
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	-	0	0	0	0	0	-
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	0	0	0	+	0	+	+	+	+	+	+	+
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
13	Site wholly/partly within/contains any of the following (record all that apply):													
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0
	a Conservation Area		0	0	-	0	0	-	0	0	0	0	0	-
a Listed Building	0		0	0	0	0	0	0	0	0	0	0	0	
14	Site boundary within buffer zone⁵ of one or more (record all that apply):													
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Scheduled Monument		0	0	0	0	0	-	0	0	0	0	0	0
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Registered Park or Garden		0	0	0	0	0	-	0	0	0	0	0	0
	300m of a Conservation Area		-	-	-	-	0	-	0	-	-	0	0	0
300m of a Listed Building	0		0	-	0	0	-	0	-	0	-	0	-	
15	Site is wholly/partly classified as very high landscape sensitivity for employment	Double minus score (-)												
	Site is wholly/partly classified as high landscape sensitivity for employment	Minus score (-)												
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for employment	Zero score (0)												
	Site is wholly classified as low landscape sensitivity for employment or is site inside the development boundary	Plus score (+)	+	+	+	+	+	+	+	+	+	+	+	+
Please note: where a site falls into more than one category, highest sensitivity category is recorded														
Overall Score			1	-1	-3	1	-1	-6	1	1	-3	2	1	-2
Overall Settlement Sustainability Conclusion			Good	Fair	Fair	Good	Fair	Fair	Good	Good	Fair	Good	Good	Fair
Overall Black Country Contribution Sustainability Conclusion			Good	Good	Fair	Good	Good	Fair	Good	Good	Fair	Good	Good	Good

Bridgnorth Settlement Range is 5 to -14 Good is 5 to -1 Fair is -2 to -8 Poor is -9 to -14
 Shifnal Settlement Range is -3 to -13 Good is -3 to -6 Fair is -7 to -10 Poor is -11 to -13
 Shrewsbury Settlement Range is 6 to -12 Good is 6 to 0 Fair is -1 to -6 Poor is -7 to -12
 Strategic Settlements / Strategic Sites Range 0 to -19 Good is 0 to -6 Fair is -7 to -13 Poor is -14 to -19
 Settlements and Strategic Settlements/Sites within scope for the Black Country Contribution Range is 6 to -19
 Good is 6 to -2 Fair is -3 to -11 Poor is -12 to -19

Criteria	Criteria Description	Scoring Guide	Settlement: Shrewsbury												
			Site Ref: SHR093	Site Ref: SHR096	Site Ref: SHR099	Site Ref: SHR100	Site Ref: SHR101X	Site Ref: SHR103	Site Ref: SHR104	Site Ref: SHR105	Site Ref: SHR106	Site Ref: SHR109	Site Ref: SHR110	Site Ref: SHR111	
1	Site wholly or partly within one or more of the following (record all that apply):														
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0	0
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0	0
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	0	
2	Site boundary within buffer zone¹ of one or more (record all that apply):														
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0	
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0	
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0	
	500m of Ancient woodland		0	0	0	0	0	0	0	0	0	0	0	0	
	250m of a Wildlife Site		-	-	-	-	-	0	-	0	0	-	0	-	
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0		
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	0	-	0	-	0	0	0	-	-	-	-	0	
4	Site contains one or more (or part) of the following² (record all that apply):														
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	Outdoor sports facility		0	0	0	0	0	-	0	-	0	0	0	0	
	Amenity green space		0	0	0	0	0	0	0	0	-	0	0	0	
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	0	-	0	0	0		
5	Site boundary within 480m³ of one or more of the following (record all that apply):														
	Primary School	Yes = plus score (+) No = minus score (-)	-	+	+	-	-	+	-	-	+	-	-	-	
	GP surgery		-	-	-	-	-	-	-	+	-	-	+	-	
	Leisure centre		-	-	-	-	-	+	-	+	-	-	-	-	
	Outdoor sports facility		+	+	+	+	+	+	+	+	+	+	+	+	
	Amenity green space		+	+	+	+	+	+	+	+	+	+	+	+	
Accessible natural green space (natural/semi-natural green space)	+		+	+	+	+	+	+	+	+	+	+	+		
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	+	+	-	+	+	+	-	-	-	+	+	-	
Page 818	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-	-	0	-	0	0	0	-	-	-	
	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	0	-	-	0	0	-	0	0	0	-	0	
	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	-	-	-	0	0	0	-	0	0	0	0	
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	+	0	0	+	0	+	0	+	0	0	0	+	
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	-	
13	Site wholly/partly within/contains any of the following (record all that apply):														
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0	
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0	
	a Conservation Area		0	0	0	-	-	0	0	0	-	0	0	0	
a Listed Building	0		0	0	0	0	0	0	0	0	0	0	0		
14	Site boundary within buffer zone⁵ of one or more (record all that apply):														
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Registered Park or Garden		0	0	0	-	0	0	0	0	0	0	0	0	
	300m of a Conservation Area		0	-	0	-	-	0	0	-	-	0	0	0	
300m of a Listed Building	-		-	0	-	-	0	0	-	-	0	-	0		
15	Site is wholly/partly classified as very high landscape sensitivity for employment	Double minus score (-)			-	-								-	
	Site is wholly/partly classified as high landscape sensitivity for employment	Minus score (-)		-											
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for employment	Zero score (0)	0						0		0	0			
	Site is wholly classified as low landscape sensitivity for employment or is site inside the development boundary	Plus score (+)					+	+		+	+				
Please note: where a site falls into more than one category, highest sensitivity category is recorded															
Overall Score			-1	-4	-5	-10	-3	5	-7	-5	-5	-12	-3	-7	
Overall Settlement Sustainability Conclusion			Fair	Fair	Fair	Poor	Fair	Fair	Poor	Fair	Fair	Poor	Fair	Poor	
Overall Black Country Contribution Sustainability Conclusion			Good	Fair	Fair	Fair	Fair	Good	Fair	Fair	Fair	Poor	Fair	Fair	

Bridgnorth Settlement Range is 5 to -14 Good is 5 to -1 Fair is -2 to -8 Poor is -9 to -14
 Shifnal Settlement Range is -3 to -13 Good is -3 to -6 Fair is -7 to -10 Poor is -11 to -13
 Shrewsbury Settlement Range is 6 to -12 Good is 6 to 0 Fair is -1 to -6 Poor is -7 to -12
 Strategic Settlements / Strategic Sites Range 0 to -19 Good is 0 to -6 Fair is -7 to -13 Poor is -14 to -19
 Settlements and Strategic Settlements/Sites within scope for the Black Country Contribution Range is 6 to -19
 Good is 6 to -2 Fair is -3 to -11 Poor is -12 to -19

Criteria	Criteria Description	Scoring Guide	Settlement: Shrewsbury											
			Site Ref: SHR115	Site Ref: SHR116	Site Ref: SHR117	Site Ref: SHR120	Site Ref: SHR121	Site Ref: SHR123	Site Ref: SHR124X	Site Ref: SHR126	Site Ref: SHR127	Site Ref: SHR131	Site Ref: SHR132	Site Ref: SHR134
1	Site wholly or partly within one or more of the following (record all that apply):													
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	
2	Site boundary within buffer zone¹ of one or more (record all that apply):													
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	
	500m of Ancient woodland		0	0	0	0	0	0	0	0	0	0	0	
	250m of a Wildlife Site		-	-	0	0	-	0	0	0	0	0	-	-
100m of a Local Nature Reserve	0		0	0	0	0	-	0	0	0	0	0	0	
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	-	-	-	0	0	0	-	0	0	0	0	
4	Site contains one or more (or part) of the following² (record all that apply):													
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	0	
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	0	0	0	0		
5	Site boundary within 480m³ of one or more of the following (record all that apply):													
	Primary School	Yes = plus score (+) No = minus score (-)	-	-	-	-	+	-	-	-	+	+	-	-
	GP surgery		-	-	-	-	-	-	+	-	-	-	-	+
	Leisure centre		-	-	-	-	-	-	-	-	-	-	-	-
	Outdoor sports facility		+	+	+	+	+	+	+	+	+	+	+	+
	Amenity green space		+	+	+	+	+	+	+	+	+	+	+	+
Accessible natural green space (natural/semi-natural green space)	+		+	-	+	+	+	+	+	+	+	+	+	
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	+	+	+	+	+	+	+	+	-	+	+	+
Page 819	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	0	0	-	-	0	0	0	0	-	0	0
	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	-	-	-	0	-	0	0	0	0	0	0	-
16	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	-	-	
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	0	0	+	+	+	0	0	+	+	+	+	+
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
13	Site wholly/partly within/contains any of the following (record all that apply):													
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	
	a Conservation Area		--	--	0	0	0	0	--	--	0	0	--	--
a Listed Building	0		0	0	0	0	0	0	0	0	0	--	--	
14	Site boundary within buffer zone⁵ of one or more (record all that apply):													
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
	300m of a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	
	300m of a Conservation Area		-	-	0	0	-	-	-	-	0	-	-	-
300m of a Listed Building	-		-	0	-	-	0	-	-	0	-	-	-	
15	Site is wholly/partly classified as very high landscape sensitivity for employment	Double minus score (-)												
	Site is wholly/partly classified as high landscape sensitivity for employment	Minus score (-)												
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for employment	Zero score (0)												
	Site is wholly classified as low landscape sensitivity for employment or is site inside the development boundary	Plus score (+)	+	+	+	+	+	+	+	+	+	+	+	+
Please note: where a site falls into more than one category, highest sensitivity category is recorded														
Overall Score			-5	-5	-1	1	0	-2	-2	-1	3	2	-6	-5
Overall Settlement Sustainability Conclusion			Fair	Fair	Fair	Good	Good	Fair	Fair	Fair	Good	Good	Fair	Fair
Overall Black Country Contribution Sustainability Conclusion			Fair	Fair	Good	Fair	Fair							

Bridgnorth Settlement Range is 5 to -14 Good is 5 to -1 Fair is -2 to -8 Poor is -9 to -14
 Shifnal Settlement Range is -3 to -13 Good is -3 to -6 Fair is -7 to -10 Poor is -11 to -13
 Shrewsbury Settlement Range is 6 to -12 Good is 6 to 0 Fair is -1 to -6 Poor is -7 to -12
 Strategic Settlements / Strategic Sites Range 0 to -19 Good is 0 to -6 Fair is -7 to -13 Poor is -14 to -19
 Settlements and Strategic Settlements/Sites within scope for the Black Country Contribution Range is 6 to -19
 Good is 6 to -2 Fair is -3 to -11 Poor is -12 to -19

Criteria	Criteria Description	Scoring Guide	Settlement: Shrewsbury											
			Site Ref: SHR137X	Site Ref: SHR138X	Site Ref: SHR139	Site Ref: SHR140	Site Ref: SHR141X	Site Ref: SHR142	Site Ref: SHR143X	Site Ref: SHR144X	Site Ref: SHR145	Site Ref: SHR146	Site Ref: SHR147	Site Ref: SHR148
1	Site wholly or partly within one or more of the following (record all that apply):													
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0
	Wildlife Site		0	0	0	--	0	0	0	0	0	0	0	0
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	
2	Site boundary within buffer zone¹ of one or more (record all that apply):													
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0
	500m of Ancient woodland		0	0	0	0	0	0	0	0	0	0	0	0
	250m of a Wildlife Site		0	-	-	-	-	0	0	0	0	0	0	-
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	-	0	-	-	0	-	0	-	0	-	-	-
4	Site contains one or more (or part) of the following² (record all that apply):													
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	0	0
	Amenity green space		0	0	0	0	-	0	0	0	0	0	0	0
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	0	0	0	0	0	
5	Site boundary within 480m³ of one or more of the following (record all that apply):													
	Primary School	Yes = plus score (+) No = minus score (-)	-	-	+	+	-	-	-	-	-	+	+	-
	GP surgery		-	+	-	-	+	-	-	-	-	-	-	-
	Leisure centre		-	+	+	-	-	-	-	-	-	-	-	-
	Outdoor sports facility		+	+	+	+	+	-	-	+	+	+	+	+
	Amenity green space		+	+	+	-	+	-	-	+	+	+	+	+
Accessible natural green space (natural/semi-natural green space)	+		+	+	+	+	-	-	+	+	-	-	+	
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	-	+	+	+	+	+	-	+	+	+	+	+
9	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	0	0	-	0	0	-	-	0	-	-	-	0
	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	-	0	-	-	0	0	0	0	-	-	0
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	-	0	0	0	0	0	0	0	0	0	0
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	0	0	+	+	+	0	0	0	0	+	+	0
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
13	Site wholly/partly within/contains any of the following (record all that apply):													
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0
	a Conservation Area		0	--	0	--	--	0	0	--	0	0	0	--
a Listed Building	0		--	0	0	0	0	0	0	0	0	0	0	
14	Site boundary within buffer zone⁵ of one or more (record all that apply):													
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Scheduled Monument		0	-	0	-	0	0	0	0	0	0	0	0
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Registered Park or Garden		0	-	0	-	0	0	0	0	0	0	0	0
	300m of a Conservation Area		0	-	-	-	-	0	0	-	0	0	0	-
300m of a Listed Building	0		-	0	-	0	-	-	-	0	0	0	-	
15	Site is wholly/partly classified as very high landscape sensitivity for employment	Double minus score (-)												
	Site is wholly/partly classified as high landscape sensitivity for employment	Minus score (-)												
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for employment	Zero score (0)						0			0			
	Site is wholly classified as low landscape sensitivity for employment or is site inside the development boundary	Plus score (+)	+	+	+	+	+		+	+		+	+	+
Please note: where a site falls into more than one category, highest sensitivity category is recorded														
Overall Score			-1	-5	3	-8	-1	-8	-8	-3	0	0	0	-4
Overall Settlement Sustainability Conclusion			Fair	Fair	Good	Poor	Fair	Poor	Poor	Fair	Good	Good	Good	Fair
Overall Black Country Contribution Sustainability Conclusion			Good	Fair	Good	Fair	Good	Fair	Fair	Fair	Good	Good	Good	Fair

Bridgnorth Settlement Range is 5 to -14 Good is 5 to -1 Fair is -2 to -8 Poor is -9 to -14
 Shifnal Settlement Range is -3 to -13 Good is -3 to -6 Fair is -7 to -10 Poor is -11 to -13
 Shrewsbury Settlement Range is 6 to -12 Good is 6 to 0 Fair is -1 to -6 Poor is -7 to -12
 Strategic Settlements / Strategic Sites Range 0 to -19 Good is 0 to -6 Fair is -7 to -13 Poor is -14 to -19
 Settlements and Strategic Settlements/Sites within scope for the Black Country Contribution Range is 6 to -19
 Good is 6 to -2 Fair is -3 to -11 Poor is -12 to -19

Criteria	Criteria Description	Scoring Guide	Settlement: Shrewsbury											
			Site Ref: SHR149	Site Ref: SHR150	Site Ref: SHR154	Site Ref: SHR157	Site Ref: SHR157VAR	Site Ref: SHR158	Site Ref: SHR159	Site Ref: SHR160	Site Ref: SHR161	Site Ref: SHR162	Site Ref: SHR163	Site Ref: SHR164
1	Site wholly or partly within one or more of the following (record all that apply):													
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	
2	Site boundary within buffer zone¹ of one or more (record all that apply):													
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0
	500m of Ancient woodland		0	0	0	0	0	0	0	0	0	0	0	0
	250m of a Wildlife Site		0	-	-	-	-	0	-	0	0	-	-	-
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	-	-	-	0	-	0	
4	Site contains one or more (or part) of the following² (record all that apply):													
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	0	0
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	0
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	0	0	0	0	0	
5	Site boundary within 480m³ of one or more of the following (record all that apply):													
	Primary School	Yes = plus score (+) No = minus score (-)	-	+	+	-	-	-	+	-	-	-	+	-
	GP surgery		-	-	-	-	-	-	+	-	-	-	-	-
	Leisure centre		-	-	-	-	-	-	+	-	-	-	-	-
	Outdoor sports facility		-	+	+	-	-	-	+	-	-	-	+	-
	Amenity green space		-	+	-	-	-	+	+	-	+	+	+	-
Accessible natural green space (natural/semi-natural green space)	-		+	+	-	-	+	+	-	+	+	+	-	
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	-	+	+	-	-	+	+	+	+	+	-	
9	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	0	-	-	-	-	-	-	-	-	-	
	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	0	-	0	0	0	0	0	-	-	0	0
	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	-	-	0	0	0	0	0	0	0	0	-
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	0	+	0	+	+	0	+	0	0	0	0	0
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
13	Site wholly/partly within/contains any of the following (record all that apply):													
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0
	a Conservation Area		0	0	0	0	0	0	0	0	0	0	0	0
a Listed Building	0		0	0	0	0	0	0	0	0	0	0	0	
14	Site boundary within buffer zone⁵ of one or more (record all that apply):													
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Scheduled Monument		0	-	0	0	0	0	0	0	0	0	0	0
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Conservation Area		0	-	0	0	0	0	0	0	0	0	0	0
300m of a Listed Building	-		-	-	-	0	-	-	0	0	0	0	-	
15	Site is wholly/partly classified as very high landscape sensitivity for employment	Double minus score (-)												
	Site is wholly/partly classified as high landscape sensitivity for employment	Minus score (-)												
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for employment	Zero score (0)	0			0	0	0	0	0	0	0		
	Site is wholly classified as low landscape sensitivity for employment or is site inside the development boundary	Plus score (+)		+	+									
Please note: where a site falls into more than one category, highest sensitivity category is recorded														
Overall Score			-10	-1	-4	-10	-9	-6	-1	-11	-4	-6	-2	-12
Overall Settlement Sustainability Conclusion			Poor	Fair	Fair	Poor	Poor	Fair	Fair	Poor	Fair	Fair	Fair	Poor
Overall Black Country Contribution Sustainability Conclusion			Fair	Good	Fair	Fair	Fair	Fair	Good	Fair	Fair	Fair	Good	Poor

Bridgnorth Settlement Range is 5 to -14 Good is 5 to -1 Fair is -2 to -8 Poor is -9 to -14
 Shifnal Settlement Range is -3 to -13 Good is -3 to -6 Fair is -7 to -10 Poor is -11 to -13
 Shrewsbury Settlement Range is 6 to -12 Good is 6 to 0 Fair is -1 to -6 Poor is -7 to -12
 Strategic Settlements / Strategic Sites Range 0 to -19 Good is 0 to -6 Fair is -7 to -13 Poor is -14 to -19
 Settlements and Strategic Settlements/Sites within scope for the Black Country Contribution Range is 6 to -19
 Good is 6 to -2 Fair is -3 to -11 Poor is -12 to -19

Criteria	Criteria Description	Scoring Guide	Settlement: Shrewsbury											
			Site Ref: SHR165	Site Ref: SHR166	Site Ref: SHR167	Site Ref: SHR168	Site Ref: SHR169	Site Ref: SHR170	Site Ref: SHR171	Site Ref: SHR172	Site Ref: SHR173	Site Ref: SHR174	Site Ref: SHR175	Site Ref: SHR176
1	Site wholly or partly within one or more of the following (record all that apply):													
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	
2	Site boundary within buffer zone¹ of one or more (record all that apply):													
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0
	500m of Ancient woodland		0	0	0	0	0	0	0	0	0	0	0	0
	250m of a Wildlife Site		0	-	-	0	-	-	0	-	-	-	-	-
100m of a Local Nature Reserve	-		0	0	0	0	0	0	0	0	0	0	0	
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	0	0	-	-	-	0	0	0	-	-	0	-
4	Site contains one or more (or part) of the following² (record all that apply):													
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	0	0
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	0
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	0	0	0	0	0	
5	Site boundary within 480m³ of one or more of the following (record all that apply):													
	Primary School	Yes = plus score (+) No = minus score (-)	-	-	-	+	-	-	-	+	+	+	-	+
	GP surgery		+	-	-	-	-	-	-	+	+	-	-	+
	Leisure centre		+	-	-	-	-	-	-	-	-	-	-	-
	Outdoor sports facility		+	-	+	+	-	-	+	+	+	+	+	+
	Amenity green space		+	+	+	+	+	+	+	+	+	+	+	+
Accessible natural green space (natural/semi-natural green space)	+		+	+	-	-	+	+	+	+	+	+	+	
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	-	-	+	+	-	+	+	+	+	+	+	-
9	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	0	-	-	-	-	-	-	0	-	-	0	-
	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	0	-	0	0	-	-	0	0	0	0	0
	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	-	-	-	0	-	-	-	-	-	-	-	-
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	0	0	0	+	0	0	+	+	0	+	0	+
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
13	Site wholly/partly within/contains any of the following (record all that apply):													
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0
	a Conservation Area		0	0	0	0	0	0	0	0	0	0	0	0
a Listed Building	0		0	0	0	0	0	0	0	0	0	0	0	
14	Site boundary within buffer zone⁵ of one or more (record all that apply):													
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Conservation Area		-	0	-	0	0	0	0	0	0	0	0	0
300m of a Listed Building	0		0	0	-	0	-	0	-	0	0	-	0	
15	Site is wholly/partly classified as very high landscape sensitivity for employment	Double minus score (-)				--	--							
	Site is wholly/partly classified as high landscape sensitivity for employment	Minus score (-)		-	-			-						-
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for employment	Zero score (0)							0		0	0		
	Site is wholly classified as low landscape sensitivity for employment or is site inside the development boundary	Plus score (+)	+							+			+	
Please note: where a site falls into more than one category, highest sensitivity category is recorded														
Overall Score			1	-7	-6	-3	-11	-8	1	0	-5	-7	-5	-5
Overall Settlement Sustainability Conclusion			Good	Poor	Fair	Fair	Poor	Poor	Good	Good	Fair	Poor	Fair	Fair
Overall Black Country Contribution Sustainability Conclusion			Good	Fair	Fair	Fair	Fair	Fair	Good	Good	Fair	Fair	Fair	Fair

Bridgnorth Settlement Range is 5 to -14 Good is 5 to -1 Fair is -2 to -8 Poor is -9 to -14
 Shifnal Settlement Range is -3 to -13 Good is -3 to -6 Fair is -7 to -10 Poor is -11 to -13
 Shrewsbury Settlement Range is 6 to -12 Good is 6 to 0 Fair is -1 to -6 Poor is -7 to -12
 Strategic Settlements / Strategic Sites Range 0 to -19 Good is 0 to -6 Fair is -7 to -13 Poor is -14 to -19
 Settlements and Strategic Settlements/Sites within scope for the Black Country Contribution Range is 6 to -19
 Good is 6 to -2 Fair is -3 to -11 Poor is -12 to -19

Criteria	Criteria Description	Scoring Guide	Settlement: Shrewsbury											
			Site Ref: SHR177	Site Ref: SHR178	Site Ref: SHR179	Site Ref: SHR180	Site Ref: SHR181	Site Ref: SHR182	Site Ref: SHR183	Site Ref: SHR184x	Site Ref: SHR185	Site Ref: SHR186	Site Ref: SHR187	Site Ref: SHR188
1	Site wholly or partly within one or more of the following (record all that apply):													
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	
2	Site boundary within buffer zone¹ of one or more (record all that apply):													
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	1km of a Ramsar Site		0	0	0	0	-	0	0	0	0	-	0	0
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	500m of a Site of Special Scientific Interest		0	0	-	-	-	0	0	0	0	0	0	0
	500m of Ancient woodland		0	0	0	0	0	0	0	0	0	0	0	0
	250m of a Wildlife Site		0	-	-	0	-	0	-	0	0	0	0	0
100m of a Local Nature Reserve	0		0	0	0	0	0	0	-	0	0	0	0	
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	0	0	0	0	0	0	-
4	Site contains one or more (or part) of the following² (record all that apply):													
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	Outdoor sports facility		0	-	0	0	0	0	0	0	0	0	0	0
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	0
	Accessible natural green space (natural/semi-natural green space)		0	0	0	0	0	0	0	0	0	0	0	0
	0		0	0	0	0	0	0	0	0	0	0	0	
5	Site boundary within 480m³ of one or more of the following (record all that apply):													
	Primary School	Yes = plus score (+) No = minus score (-)	+	+	+	+	+	-	-	-	-	-	-	-
	GP surgery		+	-	-	-	-	-	+	-	-	-	-	-
	Leisure centre		-	-	-	-	-	-	-	-	-	-	-	-
	Outdoor sports facility		+	+	+	+	+	+	-	+	+	-	+	-
	Amenity green space		+	+	+	+	+	+	-	+	+	-	+	-
	Accessible natural green space (natural/semi-natural green space)		+	-	+	+	+	+	+	+	+	+	-	+
	+		+	+	+	+	+	+	+	+	+	+	+	+
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	+	+	+	+	+	+	+	-	+	+	-	-
Page 823	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	0	-	-	-	-	0	0	-	-	-	-
	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	-	-	0	0	0	0	0	0	0	0	0	0
	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	-	0	0	0	0	0	-	0	0	0	0	0
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	+	+	0	0	0	0	0	+	0	0	0	0
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
13	Site wholly/partly within/contains any of the following (record all that apply):													
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0
	a Conservation Area		0	0	0	0	0	0	0	-	-	0	0	0
a Listed Building	0		0	0	0	0	0	0	0	0	0	0	0	
14	Site boundary within buffer zone⁵ of one or more (record all that apply):													
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Conservation Area		0	0	0	0	0	0	0	-	-	0	0	0
300m of a Listed Building	0		-	0	0	0	-	-	0	-	0	0	-	
15	Site is wholly/partly classified as very high landscape sensitivity for employment	Double minus score (-)												
	Site is wholly/partly classified as high landscape sensitivity for employment	Minus score (-)												
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for employment	Zero score (0)	0		0	0	0	0		0	0	0	0	0
	Site is wholly classified as low landscape sensitivity for employment or is site is inside the development boundary	Plus score (+)		+					+	+				
Please note: where a site falls into more than one category, highest sensitivity category is recorded														
Overall Score			2	-2	-1	0	-2	-5	-2	-3	-5	-3	-6	-10
Overall Settlement Sustainability Conclusion			Good	Fair	Fair	Good	Fair	Poor						
Overall Black Country Contribution Sustainability Conclusion			Good	Good	Good	Good	Good	Fair	Good	Fair	Fair	Fair	Fair	Fair

Bridgnorth Settlement Range is 5 to -14 Good is 5 to -1 Fair is -2 to -8 Poor is -9 to -14
 Shifnal Settlement Range is -3 to -13 Good is -3 to -6 Fair is -7 to -10 Poor is -11 to -13
 Shrewsbury Settlement Range is 6 to -12 Good is 6 to 0 Fair is -1 to -6 Poor is -7 to -12
 Strategic Settlements / Strategic Sites Range 0 to -19 Good is 0 to -6 Fair is -7 to -13 Poor is -14 to -19
 Settlements and Strategic Settlements/Sites within scope for the Black Country Contribution Range is 6 to -19
 Good is 6 to -2 Fair is -3 to -11 Poor is -12 to -19

Criteria	Criteria Description	Scoring Guide	Settlement: Shrewsbury											
			Site Ref: SHR189	Site Ref: SHR190	Site Ref: SHR191	Site Ref: SHR192	Site Ref: SHR193	Site Ref: SHR194	Site Ref: SHR195	Site Ref: SHR196	Site Ref: SHR197	Site Ref: SHR197VAR	Site Ref: SHR198	Site Ref: SHR199
1	Site wholly or partly within one or more of the following (record all that apply):													
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	
2	Site boundary within buffer zone¹ of one or more (record all that apply):													
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0
	500m of Ancient woodland		0	0	0	0	0	0	0	0	0	0	0	0
	250m of a Wildlife Site		-	-	0	0	0	0	0	-	-	0	0	-
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	-	0	0	-	0
4	Site contains one or more (or part) of the following² (record all that apply):													
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	0	0
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	0
	Accessible natural green space (natural/semi-natural green space)		0	0	0	0	0	0	0	0	0	0	0	0
	0		0	0	0	0	0	0	0	0	0	0	0	
5	Site boundary within 480m³ of one or more of the following (record all that apply):													
	Primary School	Yes = plus score (+) No = minus score (-)	-	-	-	-	-	+	-	+	-	-	-	-
	GP surgery		-	-	-	-	-	-	-	-	-	-	-	-
	Leisure centre		-	-	-	-	-	-	-	-	-	-	-	-
	Outdoor sports facility		-	-	-	-	-	-	+	+	+	+	+	-
	Amenity green space		+	+	-	-	-	-	-	-	+	-	-	-
Accessible natural green space (natural/semi-natural green space)	+		+	-	-	-	-	+	-	+	-	-	-	+
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	+	+	-	-	-	-	+	-	+	+	-	-
9	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	-	-	-	-	-	-	-
	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	-	0	0	0	0	-
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	0	0	+	0	0	0	0	+	0	0	0	0
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	-	0
13	Site wholly/partly within/contains any of the following (record all that apply):													
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0
	a Conservation Area		0	0	0	0	0	0	0	0	0	0	0	0
a Listed Building	0		0	0	0	0	0	0	0	-	0	0	0	0
14	Site boundary within buffer zone⁵ of one or more (record all that apply):													
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Scheduled Monument		0	0	0	0	0	0	-	0	0	0	0	0
	300m of a Registered Battlefield		0	0	0	0	-	0	-	0	-	-	-	0
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Conservation Area		0	0	0	0	0	0	0	0	0	0	0	0
300m of a Listed Building	-		-	-	-	0	0	-	-	0	0	0	0	
15	Site is wholly/partly classified as very high landscape sensitivity for employment	Double minus score (-)												
	Site is wholly/partly classified as high landscape sensitivity for employment	Minus score (-)												-
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for employment	Zero score (0)	0	0	0	0	0	0	0	0	0	0	0	
	Site is wholly classified as low landscape sensitivity for employment or is site inside the development boundary	Plus score (+)												
Please note: where a site falls into more than one category, highest sensitivity category is recorded														
Overall Score			-4	-4	-8	-9	-10	-4	-8	-4	-6	-5	-12	-9
Overall Settlement Sustainability Conclusion			Fair	Fair	Poor	Poor	Poor	Fair	Poor	Fair	Fair	Fair	Poor	Poor
Overall Black Country Contribution Sustainability Conclusion			Fair	Poor	Fair									

Bridgnorth Settlement Range is 5 to -14 Good is 5 to -1 Fair is -2 to -8 Poor is -9 to -14
 Shifnal Settlement Range is -3 to -13 Good is -3 to -6 Fair is -7 to -10 Poor is -11 to -13
 Shrewsbury Settlement Range is 6 to -12 Good is 6 to 0 Fair is -1 to -6 Poor is -7 to -12
 Strategic Settlements / Strategic Sites Range 0 to -19 Good is 0 to -6 Fair is -7 to -13 Poor is -14 to -19
 Settlements and Strategic Settlements/Sites within scope for the Black Country Contribution Range is 6 to -19
 Good is 6 to -2 Fair is -3 to -11 Poor is -12 to -19

Criteria	Criteria Description	Scoring Guide	Settlement: Shrewsbury											
			Site Ref: SHR200	Site Ref: SHR201	Site Ref: SHR203	Site Ref: SHR204	Site Ref: SHR205	Site Ref: SHR206	Site Ref: SHR207	Site Ref: SHR208	Site Ref: SHR209	Site Ref: SHR210	Site Ref: SHR211	Site Ref: SHR212
1	Site wholly or partly within one or more of the following (record all that apply):													
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0
	Wildlife Site		0	0	0	0	0	0	0	0	0	0	0	0
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	
2	Site boundary within buffer zone¹ of one or more (record all that apply):													
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	1km of a Ramsar Site		-	0	0	0	0	0	0	0	0	0	0	0
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	500m of a Site of Special Scientific Interest		-	0	0	0	0	0	0	0	0	0	0	0
	500m of Ancient woodland		0	-	0	0	0	0	0	0	0	0	0	0
	250m of a Wildlife Site		-	0	0	0	0	0	-	0	-	0	0	-
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	-	0	-	-	0	0	0	0	-	0	-	0
4	Site contains one or more (or part) of the following² (record all that apply):													
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0	0	0
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	0
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	0	0	0	0	0	
5	Site boundary within 480m³ of one or more of the following (record all that apply):													
	Primary School	Yes = plus score (+) No = minus score (-)	+	-	-	-	-	-	-	-	-	-	-	-
	GP surgery		-	-	-	-	-	-	-	-	-	-	-	-
	Leisure centre		-	-	-	-	-	-	-	-	-	-	-	-
	Outdoor sports facility		+	-	+	-	-	+	-	-	-	-	+	+
	Amenity green space		+	-	+	-	+	+	+	+	+	+	+	-
Accessible natural green space (natural/semi-natural green space)	+		-	-	-	-	+	+	-	-	+	+	+	
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	+	-	+	+	-	+	+	-	-	+	-	-
Page 825	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	0	-	-	-	-	-	0	0	-	-	-	0
	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	0	0	0	-	-	-	-	-	-	0	0
	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	0	-	0	0	0	0	0	0	0	0	-
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	0	0	0	0	0	0	0	0	0	+	+	0
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
13	Site wholly/partly within/contains any of the following (record all that apply):													
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0
	a Conservation Area		0	0	0	0	0	0	0	0	0	0	0	0
a Listed Building	0		0	0	0	0	0	0	0	0	0	0	0	
14	Site boundary within buffer zone⁵ of one or more (record all that apply):													
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Registered Battlefield		0	-	-	-	0	0	0	0	0	0	0	0
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Conservation Area		0	0	0	0	0	0	0	0	0	0	0	0
300m of a Listed Building	0		0	0	0	0	0	-	-	0	0	0	0	
15	Site is wholly/partly classified as very high landscape sensitivity for employment	Double minus score (-)												
	Site is wholly/partly classified as high landscape sensitivity for employment	Minus score (-)												
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for employment	Zero score (0)		0		0	0	0	0		0	0		0
	Site is wholly classified as low landscape sensitivity for employment or is site inside the development boundary	Plus score (+)				+					+			+
Please note: where a site falls into more than one category, highest sensitivity category is recorded														
Overall Score			-1	-10	-4	-8	-7	-2	-4	-5	-9	-2	-1	-5
Overall Settlement Sustainability Conclusion			Fair	Poor	Fair	Poor	Poor	Fair	Fair	Fair	Poor	Fair	Fair	Fair
Overall Black Country Contribution Sustainability Conclusion			Good	Fair	Fair	Fair	Fair	Good	Fair	Fair	Fair	Good	Good	Fair

Bridgnorth Settlement Range is 5 to -14 Good is 5 to -1 Fair is -2 to -8 Poor is -9 to -14
 Shifnal Settlement Range is -3 to -13 Good is -3 to -6 Fair is -7 to -10 Poor is -11 to -13
 Shrewsbury Settlement Range is 6 to -12 Good is 6 to 0 Fair is -1 to -6 Poor is -7 to -12
 Strategic Settlements / Strategic Sites Range 0 to -19 Good is 0 to -6 Fair is -7 to -13 Poor is -14 to -19
 Settlements and Strategic Settlements/Sites within scope for the Black Country Contribution Range is 6 to -19
 Good is 6 to -2 Fair is -3 to -11 Poor is -12 to -19

Criteria	Criteria Description	Scoring Guide	Settlement: Shrewsbury											
			Site Ref: SHR213	Site Ref: SHR215	Site Ref: SHR216	Site Ref: SHR217	Site Ref: SHR218	Site Ref: SHR219	Site Ref: SHR221	Site Ref: SHR222	Site Ref: SHR223	Site Ref: SHR224	Site Ref: SHR225	Site Ref: SLC002
1	Site wholly or partly within one or more of the following (record all that apply):													
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	Ramsar Site		0	0	0	0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0	0	0
	Wildlife Site		0	0	--	0	0	0	0	0	0	--	0	0
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	
2	Site boundary within buffer zone¹ of one or more (record all that apply):													
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	-	0	0
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0	0	0
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	-	0	0
	500m of Ancient woodland		0	0	0	0	0	0	0	0	0	0	0	0
	250m of a Wildlife Site		-	-	-	0	-	-	0	-	-	-	-	-
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	0	0	
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	-	0	0	-	-	0
4	Site contains one or more (or part) of the following² (record all that apply):													
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	Outdoor sports facility		0	0	0	-	0	0	0	0	0	0	0	0
	Amenity green space		0	0	0	0	0	0	0	0	0	0	0	0
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	0	0	0	0	0	
5	Site boundary within 480m³ of one or more of the following (record all that apply):													
	Primary School	Yes = plus score (+) No = minus score (-)	+	-	-	-	+	-	-	-	-	-	-	-
	GP surgery		+	-	-	-	-	-	+	-	-	-	-	-
	Leisure centre		+	-	-	+	-	-	-	-	-	-	-	-
	Outdoor sports facility		+	-	-	+	+	-	-	-	-	+	-	-
	Amenity green space		-	-	-	+	+	+	+	+	-	+	+	-
Accessible natural green space (natural/semi-natural green space)	+		-	-	+	+	+	+	+	-	+	+	-	
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	-	-	+	-	-	+	+	-	-	+	+	-
9	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	0	0	-	-	-	-	-	-	-	0
	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	-	0	-	0	-	0	-	0	-	0	0	-
	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	-	0	0	0	0	0	-	-	0	-	0	0
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	0	0	0	+	+	0	0	0	0	0	0	0
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
13	Site wholly/partly within/contains any of the following (record all that apply):													
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0	0	0
	a Conservation Area		0	0	0	0	0	0	0	0	0	0	0	0
a Listed Building	0		0	0	0	0	0	0	0	0	0	0	0	
14	Site boundary within buffer zone⁵ of one or more (record all that apply):													
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Scheduled Monument		0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0	0	0
	300m of a Registered Park or Garden		0	0	-	0	0	0	0	-	-	0	0	0
	300m of a Conservation Area		0	0	0	-	0	0	0	0	0	0	0	0
300m of a Listed Building	0		-	-	0	0	-	0	-	0	0	-	0	
15	Site is wholly/partly classified as very high landscape sensitivity for employment	Double minus score (-)	--											
	Site is wholly/partly classified as high landscape sensitivity for employment	Minus score (-)			-					-				
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for employment	Zero score (0)		0			0	0	0		0	0	0	0
	Site is wholly classified as low landscape sensitivity for employment or is site inside the development boundary	Plus score (+)				+								
Please note: where a site falls into more than one category, highest sensitivity category is recorded														
Overall Score			-3	-10	-12	1	-1	-4	-3	-12	-11	-7	-5	-9
Overall Settlement Sustainability Conclusion			Fair	Poor	Poor	Good	Fair	Fair	Fair	Poor	Poor	Poor	Fair	Poor
Overall Black Country Contribution Sustainability Conclusion			Fair	Fair	Poor	Good	Good	Fair	Fair	Poor	Fair	Fair	Fair	Fair

Bridgnorth Settlement Range is 5 to -14 Good is 5 to -1 Fair is -2 to -8 Poor is -9 to -14
 Shifnal Settlement Range is -3 to -13 Good is -3 to -6 Fair is -7 to -10 Poor is -11 to -13
 Shrewsbury Settlement Range is 6 to -12 Good is 6 to 0 Fair is -1 to -6 Poor is -7 to -12
 Strategic Settlements / Strategic Sites Range 0 to -19 Good is 0 to -6 Fair is -7 to -13 Poor is -14 to -19
 Settlements and Strategic Settlements/Sites within scope for the Black Country Contribution Range is 6 to -19
 Good is 6 to -2 Fair is -3 to -11 Poor is -12 to -19

Criteria	Criteria Description	Scoring Guide	Settlement: Shrewsbury									
			Site Ref: SLC003	Site Ref: UFF001	Site Ref: UFF002	Site Ref: UFF003X	Site Ref: UFF004	Site Ref: UFF005	Site Ref: UFF006	Site Ref: UFF007	Site Ref: UFF008	Site Ref: SHR060, SHR158 & SHR161
1	Site wholly or partly within one or more of the following (record all that apply):											
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0
	Ramsar Site		0	0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0	0	0	0
	Wildlife Site		0	0	0	0	0	0	0	0	0	0
Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	
2	Site boundary within buffer zone¹ of one or more (record all that apply):											
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0	0
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0	0
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0	0
	500m of Ancient woodland		0	0	-	0	0	0	-	0	0	0
	250m of a Wildlife Site		-	-	-	-	-	-	-	-	-	0
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	0	
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	0	-	0	0	0	0	0	0	0	-
4	Site contains one or more (or part) of the following² (record all that apply):											
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0
	Outdoor sports facility		0	0	0	0	0	0	0	0	0	0
	Amenity green space		0	0	0	0	0	0	0	0	0	0
	Accessible natural green space (natural/semi-natural green space)		0	0	0	0	0	0	0	0	0	0
	0		0	0	0	0	0	0	0	0	0	
5	Site boundary within 480m³ of one or more of the following (record all that apply):											
	Primary School	Yes = plus score (+) No = minus score (-)	-	-	-	-	-	-	-	-	-	-
	GP surgery		-	-	-	-	-	-	-	-	-	-
	Leisure centre		-	-	-	-	-	-	-	-	-	-
	Outdoor sports facility		-	+	+	+	+	+	+	+	+	+
	Amenity green space		-	-	-	-	-	-	-	-	-	+
	Accessible natural green space (natural/semi-natural green space)		-	-	-	-	-	-	-	-	-	+
	-		-	-	-	-	-	-	-	-	+	
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	-	-	-	-	-	-	-	-	-	+
Page 827	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	0	-	-	-	-	-	-	-	-	-
	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	-	0	0	0	0	0	0	0	0	-
	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	0	0	0	-	0	0	0	0	0
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	0	0	0	0	0	0	0	0	0	0
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0
13	Site wholly/partly within/contains any of the following (record all that apply):											
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0
	a Scheduled Monument		0	0	0	0	0	0	0	0	0	0
	a Registered Battlefield		0	0	0	0	0	0	0	0	0	0
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0
	a Conservation Area		0	0	0	0	0	0	0	0	0	0
a Listed Building	0		0	0	0	0	0	0	0	0	0	--
14	Site boundary within buffer zone⁵ of one or more (record all that apply):											
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0	0
	300m of a Scheduled Monument		0	0	0	0	0	0	0	0	0	0
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0	0
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0	0
	300m of a Conservation Area		0	0	0	0	0	0	0	0	0	0
300m of a Listed Building	0		-	-	-	-	0	-	0	0	-	
15	Site is wholly/partly classified as very high landscape sensitivity for employment	Double minus score (-)										
	Site is wholly/partly classified as high landscape sensitivity for employment	Minus score (-)										
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for employment	Zero score (0)	0	0	0	0	0	0	0	0	0	0
	Site is wholly classified as low landscape sensitivity for employment or is site inside the development boundary	Plus score (+)										
Please note: where a site falls into more than one category, highest sensitivity category is recorded												
Overall Score			-9	-9	-9	-8	-9	-7	-9	-7	-7	-5
Overall Settlement Sustainability Conclusion			Poor	Fair								
Overall Black Country Contribution Sustainability Conclusion			Fair									

Bridgnorth Settlement Range is 5 to -14 Good is 5 to -1 Fair is -2 to -8 Poor is -9 to -14
 Shifnal Settlement Range is -3 to -13 Good is -3 to -6 Fair is -7 to -10 Poor is -11 to -13
 Shrewsbury Settlement Range is 6 to -12 Good is 6 to 0 Fair is -1 to -6 Poor is -7 to -12
 Strategic Settlements / Strategic Sites Range 0 to -19 Good is 0 to -6 Fair is -7 to -13 Poor is -14 to -19
 Settlements and Strategic Settlements/Sites within scope for the Black Country Contribution Range is 6 to -19
 Good is 6 to -2 Fair is -3 to -11 Poor is -12 to -19

Criteria	Criteria Description	Scoring Guide	Strategic Settlement or Site								
			Site Ref: ALB018	Site Ref: BAY003	Site Ref: BNT002	Site Ref: BRD011	Site Ref: BRD030	Site Ref: BRD032	Site Ref: BWU001	Site Ref: HNN026	Site Ref: HDL017
1	Site wholly or partly within one or more of the following (record all that apply):										
	Special Area of Conservation		0	0	0	0	0	0	0	0	0
	Ramsar Site		0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	--	0	0	0	0	0	0
	Wildlife Site		0	0	--	0	0	0	0	0	0
Local Nature Reserve		0	0	0	0	0	0	0	0	0	
2	Site boundary within buffer zone¹ of one or more (record all that apply):										
	1km of a Special Area of Conservation		0	0	0	0	0	0	0	0	0
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0
	500m of Ancient woodland		0	0	-	0	0	-	0	-	0
	250m of a Wildlife Site		0	-	-	0	0	-	0	-	0
100m of a Local Nature Reserve		0	0	0	0	0	0	0	0	0	
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	0	0	0	-	-	-	0	0	-
4	Site contains one or more (or part) of the following² (record all that apply):										
	Children's playground		0	0	0	0	0	0	0	0	0
	Outdoor sports facility		0	0	0	0	0	0	0	0	0
	Amenity green space		0	0	0	0	0	0	0	0	0
Accessible natural green space (natural/semi-natural green space)		0	0	0	-	0	0	0	0	0	
5	Site boundary within 480m³ of one or more of the following (record all that apply):										
	Primary School		+	-	+	-	-	+	-	+	+
	GP surgery		-	-	-	-	-	-	-	-	-
	Leisure centre		-	-	-	-	-	-	-	-	-
	Outdoor sports facility		+	+	-	-	-	+	-	+	+
	Amenity green space		+	-	-	+	+	+	-	-	+
Accessible natural green space (natural/semi-natural green space)		+	+	-	+	-	+	-	-	+	
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	+	-	+	-	+	+	-	+	+
Page 828	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-	+	-	-	-	-	-
	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	-	0	0	0	0	0	-	0	0
	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	0	-	0	-	0	-	0	-
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	0	0	+	+	+	0	0	0	+
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0
13	Site wholly/partly within/contains any of the following (record all that apply):										
	a World Heritage Site or its buffer zone		0	0	0	0	0	0	0	0	0
	a Scheduled Monument		0	0	0	0	0	--	0	0	0
	a Registered Battlefield		0	0	0	0	0	0	0	0	0
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0
	a Conservation Area		0	0	0	0	0	0	0	0	0
a Listed Building		0	0	0	0	--	0	0	0	0	
14	Site boundary within buffer zone⁵ of one or more (record all that apply):										
	300m of a World Heritage Site or its buffer zone		0	0	0	0	0	0	0	0	0
	300m of a Scheduled Monument		0	0	-	0	0	-	0	0	-
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0
	300m of a Conservation Area		0	0	0	0	0	0	0	-	0
300m of a Listed Building		-	-	-	-	-	-	0	-	0	
15	Site is wholly/partly classified as very high landscape sensitivity for employment	Double minus score (--)									
	Site is wholly/partly classified as high landscape sensitivity for employment	Minus score (-)									
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for employment	Zero score (0)	0	0		0	0	not assessed	not assessed	0	0
	Site is wholly classified as low landscape sensitivity for employment or is site inside the development boundary	Plus score (+)			+						
Please note: where a site falls into more than one category, highest sensitivity category is recorded											
Overall Score			0	-6	-11	-4	-8	-5	-10	-4	0
Overall Settlement Sustainability Conclusion			Good	Good	Fair	Good	Fair	Good	Fair	Good	Good
Overall Black Country Contribution Sustainability Conclusion			Good	Fair	Good						

Bridgnorth Settlement Range is 5 to -14 Good is 5 to -1 Fair is -2 to -8 Poor is -9 to -14

Shifnal Settlement Range is -3 to -13 Good is -3 to -6 Fair is -7 to -10 Poor is -11 to -13

Shrewsbury Settlement Range is 6 to -12 Good is 6 to 0 Fair is -1 to -6 Poor is -7 to -12

Strategic Settlements / Strategic Sites Range 0 to -19 Good is 0 to -6 Fair is -7 to -13 Poor is -14 to -19

Settlements and Strategic Settlements/Sites within scope for the Black Country Contribution Range is 6 to -19

Good is 6 to -2 Fair is -3 to -11 Poor is -12 to -19

Criteria	Criteria Description	Scoring Guide	Strategic Settlement or Site								
			Site Ref: IRN001	Site Ref: LUD004	Site Ref: LUD041	Site Ref: Madeley	Site Ref: MDR042 Amended	Site Ref: MDR046	Site Ref: MDR049	Site Ref: MOR012	Site Ref: OSW060
1	Site wholly or partly within one or more of the following (record all that apply):										
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0
	Ramsar Site		0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		--	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0	0	0
	Wildlife Site		--	0	0	0	0	0	0	0	0
Local Nature Reserve	0		0	0	0	0	0	0	0	0	
2	Site boundary within buffer zone¹ of one or more (record all that apply):										
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0
	500m of a Site of Special Scientific Interest		-	-	0	0	0	0	0	0	0
	500m of Ancient woodland		-	0	0	0	0	0	0	0	0
	250m of a Wildlife Site		-	-	-	0	0	0	0	0	0
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	-	-	-	0	0	0	0	-	0
4	Site contains one or more (or part) of the following² (record all that apply):										
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0
	Outdoor sports facility		-	0	0	0	0	0	0	0	0
	Amenity green space		0	0	0	0	0	0	0	0	0
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	0	0	
5	Site boundary within 480m³ of one or more of the following (record all that apply):										
	Primary School	Yes = plus score (+) No = minus score (-)	-	+	-	-	-	+	-	+	-
	GP surgery		-	-	-	-	-	-	-	-	-
	Leisure centre		-	-	-	-	-	-	-	-	-
	Outdoor sports facility		+	-	+	-	+	+	-	+	+
	Amenity green space		-	+	+	+	+	-	-	+	+
Accessible natural green space (natural/semi-natural green space)	+		+	+	-	+	-	-	+	+	
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	+	+	-	+	-	-	-	+	+
Page 829	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	-	-	-	-
	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	-	0	0	-
	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	-	-	0	0	-	0	0	-	0
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	+	+	0	+	0	0	0	+	0
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0
13	Site wholly/partly within/contains any of the following (record all that apply):										
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0
	a Scheduled Monument		0	0	0	0	0	0	0	0	0
	a Registered Battlefield		0	0	0	0	0	0	0	0	0
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0
	a Conservation Area		--	0	0	0	0	0	0	0	0
a Listed Building	0		0	0	0	0	0	0	0	0	
14	Site boundary within buffer zone⁵ of one or more (record all that apply):										
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	-	0	0	0	0	0	0	0	0
	300m of a Scheduled Monument		-	-	0	0	0	0	0	0	0
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0
	300m of a Conservation Area		-	-	0	0	0	-	0	0	0
300m of a Listed Building	-		-	-	0	0	-	0	-	0	
15	Site is wholly/partly classified as very high landscape sensitivity for employment	Double minus score (-)									
	Site is wholly/partly classified as high landscape sensitivity for employment	Minus score (-)									
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for employment	Zero score (0)	0	0	0	not assessed	0	0	0	0	0
	Site is wholly classified as low landscape sensitivity for employment or is site inside the development boundary	Plus score (+)									
Please note: where a site falls into more than one category, highest sensitivity category is recorded											
Overall Score			-17	-6	-5	-3	-3	-8	-8	0	-1
Overall Settlement Sustainability Conclusion			Poor	Good	Good	Good	Good	Fair	Fair	Good	Good
Overall Black Country Contribution Sustainability Conclusion			Poor	Fair	Fair	Fair	Fair	Fair	Fair	Good	Good

Bridgnorth Settlement Range is 5 to -14 Good is 5 to -1 Fair is -2 to -8 Poor is -9 to -14
Shifnal Settlement Range is -3 to -13 Good is -3 to -6 Fair is -7 to -10 Poor is -11 to -13
Shrewsbury Settlement Range is 6 to -12 Good is 6 to 0 Fair is -1 to -6 Poor is -7 to -12
Strategic Settlements / Strategic Sites Range 0 to -19 Good is 0 to -6 Fair is -7 to -13 Poor is -14 to -19
Settlements and Strategic Settlements/Sites within scope for the Black Country Contribution Range is 6 to -19
Good is 6 to -2 Fair is -3 to -11 Poor is -12 to -19

Criteria	Criteria Description	Scoring Guide	Strategic Settlement or Site								
			Site Ref: P10	Site Ref: P16	Site Ref: P17a	Site Ref: P17b	Site Ref: P26	Site Ref: P26 amended	Site Ref: P26 AmendedV2	Site Ref: P28	Site Ref: P28 & parts of P30 &P40
1	Site wholly or partly within one or more of the following (record all that apply):										
	Special Area of Conservation		0	0	0	0	0	0	0	0	0
	Ramsar Site		0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	--	0	0	0
	Wildlife Site		0	0	0	0	0	0	0	0	0
Local Nature Reserve		0	0	0	0	0	0	0	0	0	
2	Site boundary within buffer zone¹ of one or more (record all that apply):										
	1km of a Special Area of Conservation		0	0	0	0	0	0	0	0	0
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0
	500m of Ancient woodland		-	0	-	-	0	0	0	0	0
	250m of a Wildlife Site		0	0	0	0	0	0	0	0	0
100m of a Local Nature Reserve		0	0	0	0	0	0	0	0	-	
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	-	-	-	0	-	-	-	-	-
4	Site contains one or more (or part) of the following² (record all that apply):										
	Children's playground		0	0	0	0	0	0	0	0	0
	Outdoor sports facility		0	0	-	0	0	0	0	0	-
	Amenity green space		0	0	0	0	0	0	0	0	0
Accessible natural green space (natural/semi-natural green space)		0	0	0	0	-	0	0	0	0	
5	Site boundary within 480m³ of one or more of the following (record all that apply):										
	Primary School		-	+	-	-	-	-	-	-	-
	GP surgery		+	-	+	-	-	-	-	-	-
	Leisure centre		-	-	-	-	-	-	-	-	-
	Outdoor sports facility		+	+	+	+	-	-	-	+	+
	Amenity green space		-	-	-	-	-	-	-	-	-
Accessible natural green space (natural/semi-natural green space)		-	-	-	-	+	+	+	+	+	
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	+	-	+	-	-	-	+	+	
Page 830 9	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	-	-	-	
	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	-	-	-	
	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	-	-	0	0	-	-	0	-	
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	0	0	+	0	+	0	+	+	
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	-	0	0	0	0	0	0	0	
13	Site wholly/partly within/contains any of the following (record all that apply):										
	a World Heritage Site or its buffer zone		0	0	0	0	0	0	0	0	0
	a Scheduled Monument		0	0	0	0	--	--	0	0	0
	a Registered Battlefield		0	0	0	0	0	0	0	0	0
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0
	a Conservation Area		--	0	0	0	--	0	0	0	0
a Listed Building		0	0	0	0	--	--	--	--	--	
14	Site boundary within buffer zone⁵ of one or more (record all that apply):										
	300m of a World Heritage Site or its buffer zone		0	0	0	0	0	0	0	0	0
	300m of a Scheduled Monument		0	0	0	0	-	-	-	0	0
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0
	300m of a Registered Park or Garden		0	0	0	0	-	0	0	0	0
	300m of a Conservation Area		-	0	-	0	-	-	-	0	-
300m of a Listed Building		-	-	-	0	-	-	-	-	-	
15	Site is wholly/partly classified as very high landscape sensitivity for employment	Double minus score (--)									
	Site is wholly/partly classified as high landscape sensitivity for employment	Minus score (-)									
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for employment	Zero score (0)	0	0	0	0	0	0	0	0	0
	Site is wholly classified as low landscape sensitivity for employment or is site is inside the development boundary	Plus score (+)									
Please note: where a site falls into more than one category, highest sensitivity category is recorded											
Overall Score			-11	-8	-7	-8	-19	-18	-14	-6	-10
Overall Settlement Sustainability Conclusion			Fair	Fair	Fair	Fair	Poor	Poor	Poor	Good	Fair
Overall Black Country Contribution Sustainability Conclusion			Fair	Fair	Fair	Fair	Poor	Poor	Poor	Fair	Fair

Bridgnorth Settlement Range is 5 to -14 Good is 5 to -1 Fair is -2 to -8 Poor is -9 to -14
 Shifnal Settlement Range is -3 to -13 Good is -3 to -6 Fair is -7 to -10 Poor is -11 to -13
 Shrewsbury Settlement Range is 6 to -12 Good is 6 to 0 Fair is -1 to -6 Poor is -7 to -12
 Strategic Settlements / Strategic Sites Range 0 to -19 Good is 0 to -6 Fair is -7 to -13 Poor is -14 to -19
 Settlements and Strategic Settlements/Sites within scope for the Black Country Contribution Range is 6 to -19
 Good is 6 to -2 Fair is -3 to -11 Poor is -12 to -19

Criteria	Criteria Description	Scoring Guide	Strategic Settlement or Site	Strategic Settlement or Site	Strategic Settlement or Site	Strategic Settlement or Site	Strategic Settlement or Site	Strategic Settlement or Site	Strategic Settlement or Site	Strategic Settlement or Site
			Site Ref: P28 and parts of CFD001, P30 and P40	Site Ref: P29	Site Ref: P30	Site Ref: P35	Site Ref: P36b	Site Ref: P40	Site Ref: P53b	Site Ref: P54
1	Site wholly or partly within one or more of the following (record all that apply):									
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0
	Ramsar Site		0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0	0
	Wildlife Site		0	0	0	0	0	0	0	0
Local Nature Reserve	0		0	0	0	0	0	0	0	
2	Site boundary within buffer zone¹ of one or more (record all that apply):									
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0
	1km of a Ramsar Site		0	0	0	0	0	0	0	0
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0
	500m of Ancient woodland		0	0	0	0	0	0	-	-
	250m of a Wildlife Site		0	0	0	0	0	0	0	0
100m of a Local Nature Reserve	-		0	0	0	0	-	0	0	
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	-	-	0	-	0	0	0	
4	Site contains one or more (or part) of the following² (record all that apply):									
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	
	Outdoor sports facility		-	0	0	0	0	-	0	
	Amenity green space		0	0	0	0	0	0	0	
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0		
5	Site boundary within 480m³ of one or more of the following (record all that apply):									
	Primary School	Yes = plus score (+) No = minus score (-)	-	-	-	+	+	-	-	
	GP surgery		-	-	-	+	-	-	-	
	Leisure centre		-	-	-	+	+	-	-	
	Outdoor sports facility		+	-	+	+	+	+	-	
	Amenity green space		-	-	-	-	+	-	-	
Accessible natural green space (natural/semi-natural green space)	+		-	+	-	-	+	-		
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	+	-	+	+	+	+	-	
Page 831	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	-	-	
	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	0	-	
	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	0	0	
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	+	+	+	0	0	+	+	
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	-	
13	Site wholly/partly within/contains any of the following (record all that apply):									
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	
	a Scheduled Monument		0	0	0	0	0	0	0	
	a Registered Battlefield		0	0	0	0	0	0	0	
	a Registered Park or Garden		0	0	0	0	0	0	0	
	a Conservation Area		0	0	0	-	0	0	0	
a Listed Building	-		-	0	0	0	0	0		
14	Site boundary within buffer zone⁵ of one or more (record all that apply):									
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	
	300m of a Scheduled Monument		0	0	0	0	-	-		
	300m of a Registered Battlefield		0	0	0	0	0	0	0	
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	
	300m of a Conservation Area		-	-	0	-	-	-	0	
300m of a Listed Building	-		-	-	-	-	-	-		
15	Site is wholly/partly classified as very high landscape sensitivity for employment	Double minus score (-)								
	Site is wholly/partly classified as high landscape sensitivity for employment	Minus score (-)							-	
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for employment	Zero score (0)	0	0	0	0	0	0		
	Site is wholly classified as low landscape sensitivity for employment or is site inside the development boundary	Plus score (+)								
Please note: where a site falls into more than one category, highest sensitivity category is recorded										
Overall Score			-10	-14	-4	-5	-3	-7	-11	-11
Overall Settlement Sustainability Conclusion			Fair	Poor	Good	Good	Good	Fair	Fair	Fair
Overall Black Country Contribution Sustainability Conclusion			Fair	Poor	Fair	Fair	Fair	Fair	Fair	Fair

Bridgnorth Settlement Range is 5 to -14 Good is 5 to -1 Fair is -2 to -8 Poor is -9 to -14
 Shifnal Settlement Range is -3 to -13 Good is -3 to -6 Fair is -7 to -10 Poor is -11 to -13
 Shrewsbury Settlement Range is 6 to -12 Good is 6 to 0 Fair is -1 to -6 Poor is -7 to -12
 Strategic Settlements / Strategic Sites Range 0 to -19 Good is 0 to -6 Fair is -7 to -13 Poor is -14 to -19
 Settlements and Strategic Settlements/Sites within scope for the Black Country Contribution Range is 6 to -19
 Good is 6 to -2 Fair is -3 to -11 Poor is -12 to -19

Criteria	Criteria Description	Scoring Guide	Strategic Settlement or Site	Strategic Settlement or Site	Strategic Settlement or Site	Strategic Settlement or Site	Strategic Settlement or Site	Strategic Settlement or Site	Strategic Settlement or Site	Strategic Settlement or Site	Strategic Settlement or Site
			Site Ref: P56	Site Ref: P59	Site Ref: P61	Site Ref: P63	Site Ref: RED006	Site Ref: RUY020	Site Ref: SHF017	Site Ref: SHF018c	Site Ref: SHF018d
1	Site wholly or partly within one or more of the following (record all that apply):										
	Special Area of Conservation		0	0	0	0	0	0	0	0	0
	Ramsar Site		0	0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0
	Ancient Woodland		--	0	0	0	0	0	0	0	0
	Wildlife Site		0	0	0	0	0	0	0	0	0
Local Nature Reserve		0	0	0	0	0	0	0	0	0	
2	Site boundary within buffer zone¹ of one or more (record all that apply):										
	1km of a Special Area of Conservation		0	0	0	0	0	0	0	0	0
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	0
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	0
	500m of Ancient woodland		-	0	-	0	0	0	0	0	0
	250m of a Wildlife Site		-	0	-	0	0	0	0	0	0
100m of a Local Nature Reserve		0	0	0	0	0	0	0	0	0	
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	-	0	-	-	0	0	-	-	0
4	Site contains one or more (or part) of the following² (record all that apply):										
	Children's playground		0	0	0	0	0	0	0	0	0
	Outdoor sports facility		0	0	0	0	0	0	0	0	0
	Amenity green space		0	0	0	0	0	0	0	0	0
Accessible natural green space (natural/semi-natural green space)		0	0	0	-	0	0	0	0	0	
5	Site boundary within 480m³ of one or more of the following (record all that apply):										
	Primary School		+	-	-	-	-	+	+	+	-
	GP surgery		-	-	-	-	-	-	+	-	-
	Leisure centre		-	-	-	-	-	-	-	+	-
	Outdoor sports facility		+	-	-	-	-	+	+	+	-
	Amenity green space		+	+	+	-	-	+	-	-	-
Accessible natural green space (natural/semi-natural green space)		+	-	-	-	-	+	-	-	-	
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	+	-	+	+	-	+	+	-	-
Page 832	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)		Yes = minus score (-) No = zero score (0)	-	-	-	-	-	-	-	-
	All or part of the site within a Source Protection Zone (groundwater)		Yes = minus score (-) No = zero score (0)	0	-	0	0	-	-	-	-
	All or part of the site is within Flood Zones 2 or 3		Yes = minus score (-) No = zero score (0)	0	0	0	-	0	-	-	0
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	0	+	0	0	+	0	0	+	0
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	-	0	0	0	0	0
13	Site wholly/partly within/contains any of the following (record all that apply):										
	a World Heritage Site or its buffer zone		0	0	0	0	0	0	0	0	0
	a Scheduled Monument		--	0	0	0	0	0	0	0	0
	a Registered Battlefield		0	0	0	0	0	0	0	0	0
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0
	a Conservation Area		0	0	--	--	0	0	0	0	0
a Listed Building		0	0	0	0	0	0	0	0	0	
14	Site boundary within buffer zone⁵ of one or more (record all that apply):										
	300m of a World Heritage Site or its buffer zone		0	0	0	0	0	0	0	0	0
	300m of a Scheduled Monument		-	0	0	0	0	-	0	0	0
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0
	300m of a Conservation Area		0	0	-	0	0	0	-	0	0
300m of a Listed Building		-	0	-	0	-	-	-	-	0	
15	Site is wholly/partly classified as very high landscape sensitivity for employment		Double minus score (--)	--	--	--	--				
	Site is wholly/partly classified as high landscape sensitivity for employment		Minus score (-)		-				-		
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for employment		Zero score (0)						0	0	0
	Site is wholly classified as low landscape sensitivity for employment or is site inside the development boundary		Plus score (+)								
Please note: where a site falls into more than one category, highest sensitivity category is recorded											
Overall Score			-9	-7	-13	-14	-9	-3	-5	-4	-9
Overall Settlement Sustainability Conclusion			Fair	Fair	Fair	Poor	Fair	Good	Good	Good	Fair
Overall Black Country Contribution Sustainability Conclusion			Fair	Fair	Poor	Poor	Fair	Fair	Fair	Fair	Fair

Bridgnorth Settlement Range is 5 to -14 Good is 5 to -1 Fair is -2 to -8 Poor is -9 to -14
 Shifnal Settlement Range is -3 to -13 Good is -3 to -6 Fair is -7 to -10 Poor is -11 to -13
 Shrewsbury Settlement Range is 6 to -12 Good is 6 to 0 Fair is -1 to -6 Poor is -7 to -12
 Strategic Settlements / Strategic Sites Range 0 to -19 Good is 0 to -6 Fair is -7 to -13 Poor is -14 to -19
 Settlements and Strategic Settlements/Sites within scope for the Black Country Contribution Range is 6 to -19
 Good is 6 to -2 Fair is -3 to -11 Poor is -12 to -19

Criteria	Criteria Description	Scoring Guide	Strategic Settlement or Site								
			Site Ref: SHF024	Site Ref: SHF034	Site Ref: SHF035	Site Ref: SHF037	Site Ref: SHH002	Site Ref: SHR057	Site Ref: SHR058	Site Ref: SHR105	Site Ref: SHR109
1	Site wholly or partly within one or more of the following (record all that apply):										
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0
	Ramsar Site		0	0	0	0	0	0	0	0	--
	National Nature Reserve		0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0	--
	Ancient Woodland		0	0	0	0	0	0	0	0	0
	Wildlife Site		0	0	0	0	0	0	--	0	--
Local Nature Reserve	0		0	0	0	0	0	0	--	0	
2	Site boundary within buffer zone¹ of one or more (record all that apply):										
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0
	1km of a Ramsar Site		0	0	0	0	0	0	0	0	-
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0	-
	500m of Ancient woodland		-	0	0	0	-	0	0	0	0
	250m of a Wildlife Site		-	0	0	0	0	0	-	0	-
100m of a Local Nature Reserve	0		0	0	0	0	0	0	-	0	
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	-	-	0	0	0	-	0	-	-
4	Site contains one or more (or part) of the following² (record all that apply):										
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0
	Outdoor sports facility		0	0	0	0	0	0	0	-	0
	Amenity green space		0	0	0	0	0	0	0	0	0
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	-	0	
5	Site boundary within 480m³ of one or more of the following (record all that apply):										
	Primary School	Yes = plus score (+) No = minus score (-)	-	+	+	-	-	+	-	-	-
	GP surgery		-	+	-	-	-	+	-	+	-
	Leisure centre		-	-	-	-	-	-	-	+	-
	Outdoor sports facility		-	+	+	-	-	+	+	+	-
	Amenity green space		-	+	-	-	-	+	+	+	+
Accessible natural green space (natural/semi-natural green space)	-		-	-	-	-	+	+	+	+	
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	-	+	-	-	-	+	-	-	+
9	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	-	-	-	-
	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	-	-	-	0	-	0	0	0
	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	-	0	0	-	-	-	-	0
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	0	+	0	0	0	0	0	+	0
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	-	0	0	0	0	0	0	0	0
13	Site wholly/partly within/contains any of the following (record all that apply):										
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0
	a Scheduled Monument		0	0	0	0	0	0	0	0	0
	a Registered Battlefield		0	0	0	0	0	0	0	0	0
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0
	a Conservation Area		0	0	0	0	0	0	0	0	0
a Listed Building	0		0	0	0	0	0	--	--	0	0
14	Site boundary within buffer zone⁵ of one or more (record all that apply):										
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0
	300m of a Scheduled Monument		0	0	0	0	0	0	0	0	0
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0
	300m of a Conservation Area		0	-	0	0	0	0	0	-	0
300m of a Listed Building	0		-	0	0	-	-	-	-	0	
15	Site is wholly/partly classified as very high landscape sensitivity for employment	Double minus score (-)									
	Site is wholly/partly classified as high landscape sensitivity for employment	Minus score (-)									
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for employment	Zero score (0)	0	0	0	0		0	0		0
	Site is wholly classified as low landscape sensitivity for employment or is site inside the development boundary	Plus score (+)								+	
Please note: where a site falls into more than one category, highest sensitivity category is recorded											
Overall Score			-12	-2	-5	-9	-11	-2	-9	-6	-12
Overall Settlement Sustainability Conclusion			Fair	Good	Good	Fair	Fair	Good	Fair	Good	Fair
Overall Black Country Contribution Sustainability Conclusion			Poor	Good	Fair	Fair	Fair	Good	Fair	Fair	Poor

Bridgnorth Settlement Range is 5 to -14 Good is 5 to -1 Fair is -2 to -8 Poor is -9 to -14
 Shifnal Settlement Range is -3 to -13 Good is -3 to -6 Fair is -7 to -10 Poor is -11 to -13
 Shrewsbury Settlement Range is 6 to -12 Good is 6 to 0 Fair is -1 to -6 Poor is -7 to -12
 Strategic Settlements / Strategic Sites Range 0 to -19 Good is 0 to -6 Fair is -7 to -13 Poor is -14 to -19
 Settlements and Strategic Settlements/Sites within scope for the Black Country Contribution Range is 6 to -19
 Good is 6 to -2 Fair is -3 to -11 Poor is -12 to -19

Criteria	Criteria Description	Scoring Guide	Strategic Settlement or Site								
			Site Ref: SHR157	Site Ref: SHR157 VAR	Site Ref: SHR158	Site Ref: SHR166	Site Ref: SHR174	Site Ref: SHR176	Site Ref: SHR181	Site Ref: SHR190	Site Ref: SHR192
1	Site wholly or partly within one or more of the following (record all that apply):										
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0
	Ramsar Site		0	0	0	0	--	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	--	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0	0	0
	Wildlife Site		0	0	0	0	--	--	0	0	0
Local Nature Reserve	0		0	0	0	0	0	0	0	0	
2	Site boundary within buffer zone¹ of one or more (record all that apply):										
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0
	1km of a Ramsar Site		0	0	0	0	0	0	-	0	0
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0	0
	500m of a Site of Special Scientific Interest		0	0	0	0	-	0	-	0	0
	500m of Ancient woodland		0	0	0	0	0	0	0	0	0
	250m of a Wildlife Site		-	-	0	-	-	-	-	-	0
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	0	
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	-	-	-	0	-	-	-	0	0
4	Site contains one or more (or part) of the following² (record all that apply):										
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0
	Outdoor sports facility		0	0	0	0	0	0	0	0	0
	Amenity green space		0	0	0	0	0	0	0	0	0
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	0	0	
5	Site boundary within 480m³ of one or more of the following (record all that apply):										
	Primary School	Yes = plus score (+) No = minus score (-)	-	-	-	-	+	+	+	-	-
	GP surgery		-	-	-	-	-	-	-	-	-
	Leisure centre		-	-	-	-	-	-	-	-	-
	Outdoor sports facility		-	-	-	-	+	+	+	+	-
	Amenity green space		-	-	+	+	+	+	+	+	+
Accessible natural green space (natural/semi-natural green space)	-		-	+	+	+	+	+	+	-	
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	-	-	+	-	+	+	+	+	-
9	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	-	-	-	-
	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	-	0	0	0	0	0	0	0
	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	0	0	-	-	-	0	0	0
10	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	+	0	0	0	+	+	0	0	0
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0
13	Site wholly/partly within/contains any of the following (record all that apply):										
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0
	a Scheduled Monument		0	0	0	0	0	0	0	0	0
	a Registered Battlefield		0	0	0	0	0	0	0	0	0
	a Registered Park or Garden		0	0	0	0	0	0	0	0	0
	a Conservation Area		0	0	0	0	0	0	0	0	0
a Listed Building	0		0	--	0	0	0	0	0	0	0
14	Site boundary within buffer zone⁵ of one or more (record all that apply):										
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0	0
	300m of a Scheduled Monument		0	0	0	0	0	0	0	0	0
	300m of a Registered Battlefield		0	0	0	0	0	0	0	0	0
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0	0
	300m of a Conservation Area		0	0	0	0	0	0	0	0	0
300m of a Listed Building	-		-	-	0	0	0	0	-	-	
15	Site is wholly/partly classified as very high landscape sensitivity for employment	Double minus score (-)									
	Site is wholly/partly classified as high landscape sensitivity for employment	Minus score (-)				-		-			
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for employment	Zero score (0)	0	0	0		0		0	0	0
	Site is wholly classified as low landscape sensitivity for employment or is site is inside the development boundary	Plus score (+)									
Please note: where a site falls into more than one category, highest sensitivity category is recorded											
Overall Score			-10	-12	-6	-7	-7	-3	-2	-4	-9
Overall Settlement Sustainability Conclusion			Fair	Fair	Good	Fair	Fair	Good	Good	Good	Fair
Overall Black Country Contribution Sustainability Conclusion			Fair	Poor	Fair	Fair	Fair	Fair	Good	Fair	Fair

Bridgnorth Settlement Range is 5 to -14 Good is 5 to -1 Fair is -2 to -8 Poor is -9 to -14
 Shifnal Settlement Range is -3 to -13 Good is -3 to -6 Fair is -7 to -10 Poor is -11 to -13
 Shrewsbury Settlement Range is 6 to -12 Good is 6 to 0 Fair is -1 to -6 Poor is -7 to -12
 Strategic Settlements / Strategic Sites Range 0 to -19 Good is 0 to -6 Fair is -7 to -13 Poor is -14 to -19
 Settlements and Strategic Settlements/Sites within scope for the Black Country Contribution Range is 6 to -19
 Good is 6 to -2 Fair is -3 to -11 Poor is -12 to -19

Criteria	Criteria Description	Scoring Guide	Strategic Settlement or Site							
			Site Ref: SHR196	Site Ref: SHR197	Site Ref: SHR198	Site Ref: SHR219	Site Ref: SHR225	Site Ref: STC004	Site Ref: WAH006	Site Ref: WIC010
1	Site wholly or partly within one or more of the following (record all that apply):									
	Special Area of Conservation	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0
	Ramsar Site		0	0	0	0	0	0	0	0
	National Nature Reserve		0	0	0	0	0	0	0	0
	Site of Special Scientific Interest		0	0	0	0	0	0	0	0
	Ancient Woodland		0	0	0	0	0	0	0	0
	Wildlife Site		0	0	0	0	0	0	--	0
Local Nature Reserve	0		0	0	0	0	0	0	0	
2	Site boundary within buffer zone¹ of one or more (record all that apply):									
	1km of a Special Area of Conservation	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0
	1km of a Ramsar Site		0	0	0	0	0	0	0	0
	500m of a National Nature Reserve		0	0	0	0	0	0	0	0
	500m of a Site of Special Scientific Interest		0	0	0	0	0	0	0	0
	500m of Ancient woodland		0	0	-	0	0	0	-	0
	250m of a Wildlife Site		-	-	0	0	-	0	-	-
100m of a Local Nature Reserve	0		0	0	0	0	0	0	0	
3	Tree Preservation Order (single or group) within or on site boundary	Yes = minus score (-) No = zero score (0)	-	0	-	-	-	-	-	-
4	Site contains one or more (or part) of the following² (record all that apply):									
	Children's playground	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0
	Outdoor sports facility		0	0	0	0	0	0	0	0
	Amenity green space		0	0	0	0	0	0	0	0
Accessible natural green space (natural/semi-natural green space)	0		0	0	0	0	0	0	0	
5	Site boundary within 480m³ of one or more of the following (record all that apply):									
	Primary School	Yes = plus score (+) No = minus score (-)	+	-	-	-	-	-	-	-
	GP surgery		-	-	-	-	-	-	-	-
	Leisure centre		-	-	-	-	-	-	-	-
	Outdoor sports facility		+	+	-	-	-	-	+	-
	Amenity green space		+	-	-	+	-	+	-	-
Accessible natural green space (natural/semi-natural green space)	+		-	-	+	-	-	+	-	
6	Site boundary within 480m ³ of a public transport node with a regular service offered during peak travel times ⁴ :	Yes = plus score (+) No = minus score (-)	-	+	-	+	+	+		
Page 835	Site wholly or partly on grade 1 or 2 or 3 agricultural land (best & most versatile)	Yes = minus score (-) No = zero score (0)	-	-	-	-	-	-	-	-
	All or part of the site within a Source Protection Zone (groundwater)	Yes = minus score (-) No = zero score (0)	0	0	0	-	0	-	0	0
	All or part of the site is within Flood Zones 2 or 3	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0
15	Site wholly/partly within an Air Quality Management Area	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0
11	Site is wholly/partly classified as brownfield or is wholly/partly within an area with a previous industrial or potentially contaminative use	Yes = plus score (+) No = zero score (0)	+	0	0	0	0	+	+	+
12	Site would displace an existing waste management operation	Yes = minus score (-) No = zero score (0)	0	0	-	0	0	0	0	0
13	Site wholly/partly within/contains any of the following (record all that apply):									
	a World Heritage Site or its buffer zone	Yes = double minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0
	a Scheduled Monument		0	0	0	0	0	0	0	0
	a Registered Battlefield		0	0	0	0	0	0	0	0
	a Registered Park or Garden		0	0	0	0	0	0	0	0
	a Conservation Area		0	0	0	0	0	0	0	0
a Listed Building	--		0	0	0	0	0	0	0	
14	Site boundary within buffer zone⁵ of one or more (record all that apply):									
	300m of a World Heritage Site or its buffer zone	Yes = minus score (-) No = zero score (0)	0	0	0	0	0	0	0	0
	300m of a Scheduled Monument		0	0	0	0	0	0	0	0
	300m of a Registered Battlefield		0	-	-	0	0	0	0	0
	300m of a Registered Park or Garden		0	0	0	0	0	0	0	0
	300m of a Conservation Area		0	0	0	0	0	0	0	0
300m of a Listed Building	-		0	0	0	-	0	0	0	
15	Site is wholly/partly classified as very high landscape sensitivity for employment	Double minus score (-)								
	Site is wholly/partly classified as high landscape sensitivity for employment	Minus score (-)								
	Site is wholly/partly classified as medium low, medium, or medium high landscape sensitivity for employment	Zero score (0)	0	0	0	0	0	0	0	0
	Site is wholly classified as low landscape sensitivity for employment or is site inside the development boundary	Plus score (+)								
Please note: where a site falls into more than one category, highest sensitivity category is recorded										
Overall Score			-4	-6	-12	-4	-9	-5	-7	-8
Overall Settlement Sustainability Conclusion			Good	Good	Fair	Good	Fair	Good	Fair	Fair
Overall Black Country Contribution Sustainability Conclusion			Fair	Fair	Poor	Fair	Fair	Fair	Fair	Fair

Bridgnorth Settlement Range is 5 to -14 Good is 5 to -1 Fair is -2 to -8 Poor is -9 to -14
 Shifnal Settlement Range is -3 to -13 Good is -3 to -6 Fair is -7 to -10 Poor is -11 to -13
 Shrewsbury Settlement Range is 6 to -12 Good is 6 to 0 Fair is -1 to -6 Poor is -7 to -12
 Strategic Settlements / Strategic Sites Range 0 to -19 Good is 0 to -6 Fair is -7 to -13 Poor is -14 to -19
 Settlements and Strategic Settlements/Sites within scope for the Black Country Contribution Range is 6 to -19
 Good is 6 to -2 Fair is -3 to -11 Poor is -12 to -19

Shropshire Local Plan

Additional Sustainability Appraisal Report: Appendix 3

Updated Stage 3 Site Assessment:
Albrighton Key Centre



Site Assessment - Stage 3 Updated	
Site Reference:	ALB002
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	1%
<i>Percentage of site in Flood Zone 2:</i>	2%
<i>Percentage of site in Flood Zone 1:</i>	98%
<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 within 20m of a detailed river network:</i>	6%
<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 weakly 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, the release of which would have a high level of harm on the Green Belt due to the impact on the setting of the historic settlement and encroachment on the countryside. No sub-parcels were identified which would have less harm.
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<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>	
<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. Subject to a check on the capacity of Rectory Road and consideration of a shared highway network with ALB015 & P39 which would allow westbound traffic to access the Newport Rd via ALB015. This group of sites could accommodate 957 homes.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	18
<i>Ecology Comments Significant Constraints:</i>	Buffering the southern and eastern boundaries and the pond will reduce the developable area available.
<i>Ecology Comments Other Constraints:</i>	Donington & Albrighton LNR lies adjacent to the southern boundary. The potential impacts on the LNR will need to be assessed and it will need to be adequately buffered. The southern and eastern boundaries form an Environmental. Network corridor. There is a pond on the Shropshire GCNs be present, a min. 50m buffer will be required. Requires EclA and surveys for bats, GCNs (ponds within 500m), badgers, reptiles, otters, water voles (known to be present), white-clawed crayfish, invertebrates 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 Environmental. 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>	Possible effects on settings Grade II* St. Cuthbert's Church (NHLE ref. 1273838), associated Scheduled Monument and Grade II* Listed churchyard cross (NHLE refs. 1015301 & 1239196), and Albrighton Conservation Area. Some metal detectorist finds and large size of site suggests it has some 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 trees and hedges around site and copses of woodland within site. Strip of woodland continuous with Donnington Pool along southern boundary
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. Ensure sufficient development stand-off from Donnington Pool and woodland.
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to enhance tree cover in association with future development. Incorporate central wooded copse in open space and plant to connect to / expand adjoining wooded areas.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Railway line to the north causing noise. Possible noise from RAF Cosford which may need assessment. Old farm buildings on site and historic map shows features which may present contamination of the land
<i>Public Protection Comments Management of Constraints:</i>	Stand off distance, glazing and ventilation consideration and layout and orientation of dwellings plus boundary treatment as necessary to the rail. Noise assessment and suitable glazing and ventilation if issues with aircraft noise found. Remediation likely to be available for any contaminated land that may be found.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal:	Good
Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:	Fair
Relationship to the Black Country	The site is located to the north of Albrighton. Albrighton is located in east Shropshire on the A5/M54 Corridor - an area with a strong functional relationship to the Black Country. Albrighton benefits from strong road links to the Black Contry (around 4 miles to the list) via both the M54/A5 corridor and the A41 corridor. Albrighton benefits from a railway station, which is a regular stop on the Shrewsbury to Wolverhampton line. This railway station is within reasonable walking distance for the majority of the town.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Albrighton's proximity and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

<p>Strategic Considerations:</p>	<p>Land has been safeguarded for future development to the east of Albrighton, although it is recognised that there is a need to ensure that there remains land safeguarded for development beyond the current plan period.</p> <p>This site is in the Green Belt to the north of the built form of the settlement.</p> <p>The Green Belt Assessment undertaken for Shropshire indicates that this site is located within a Green Belt parcel which performs weakly against purpose 2; moderately against purpose 3; and strongly against purpose 4.</p> <p>The Green Belt Review undertaken for Shropshire indicates that this site is located within a Green Belt parcel, the release of which would have a high level of harm on the Green Belt due to the impact on the setting of the historic settlement and encroachment on the countryside. No sub-parcels were identified which would have less harm.</p> <p>This site contains significant trees and hedgerows. It is also located within the gap between Albrighton and Cosford. Furthermore the noise generated at Cosford Airfield may require mitigation.</p> <p>Capacity of local highway network (Rectory Lane) and access would require assessment and potentially improvement to accommodate development. This may require land outside the promoted site to be achieved, including land in third party ownership.</p> <p>Whilst the site is relatively well related to the built form of the settlement it adjoins and is separated from the bulk of the built form of the settlement by a local nature reserve (which also has local amenity and landscape value). The site also adjoins a conservation area and other heritage assets.</p> <p>The site is located within a source protection zone, Environment Agency Guidance will need to be considered.</p> <p>The site contains grades 1/2/3 agricultural land. Applying the precautionary principle this is considered best and most versatile agricultural land.</p> <p>The site is situated in Albrighton, which benefits from proximity to the Black Country and strong transport links via the M54/A5 corridor, A41 corridor and a railway station on the Shrewsbury to Wolverhampton line. The site is also of a sufficient scale to accommodate a meaningful proportion of the proposed contribution to the unmet need of the Black Country, should it be identified as a proposed allocation.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>A suitable buffer would be required to southern and eastern boundaries to mitigate and manage impacts on adjoining Local nature reserve.</p> <p>Capacity of local highway network (Rectory Lane) and access would require assessment and potentially improvement to accommodate development. This may require land outside the promoted site to be achieved, including land in third party ownership.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Opportunity for high quality tree planting and creation of links into/between existing wooded areas.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Retain as Green Belt</p>
<p>Reasoning</p>	<p>Safeguarded land available to meet settlement development requirements along with infill and exception site opportunities. The site is considered to be located within a sensitive Green Belt parcel, the release of which would have high harm.</p> <p>The site is also separated from the built form of the settlement by a Local Nature Reserve, in proximity to numerous heritage assets and within the gap between Cosford and Albrighton.</p> <p>Whilst the site's size and location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
<p>Further Main Modification Required</p>	<p>No</p>
<p>If proposed for Allocation, Potential Capacity:</p>	

**If proposed for Allocation
Design Requirements:**

- Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);
- Purpose 2 (merging of neighbouring towns);
- Purpose 3 (safeguarding countryside from encroachment);
- Purpose 4 (preserving setting/character of historic towns); and
- Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

***Green Belt Purposes
(where applicable):**

Site Assessment - Stage 3 Updated	
Site Reference:	ALB003
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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 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>	N/A
<i>Landscape Considerations: (from the LVSS)</i>	Not assessed
<i>Visual Impact Considerations: (from the LVSS)</i>	Not assessed
<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>	Assuming access will be permitted via private road to Railway Station onto Station 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>	Assuming small number of dwellings
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Assuming small number of dwellings due to limitations of the Railway Station access road junction onto Station Road.
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>	The railway line forms an Env. Network corridor. Requires EclA and surveys for GCNs (ponds within 500m), bats, badgers, reptiles and nesting birds. Hedgerows will need to be buffered.

<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance hedgerows/tree lines. 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>	Site immediately adjacent to and likely to have a negative affect upon the setting of II Listed station buildings (NHLE refs. 1221627)
<i>Heritage Comments Other Constraints:</i>	
<i>Heritage Comments Management of Constraints:</i>	
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	site bordered by hedgerows
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey & Tree Protection Plan
<i>Tree Comments Opportunities:</i>	no trees on site - enhance tree cover within site, to deliver net gain for biodiversity.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Noise assessment required for rail noise and commercial noise and odour from existing restaurant. The site is possibly viable as long as mitigation on the rail facing façade such as s gables or walls which are uninterrupted by windows or internal layout of dwelling so non habitable rooms are facing away from rail track.
<i>Public Protection Comments Management of Constraints:</i>	
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal:	Good
Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:	Good
Relationship to the Black Country	The site is located to the north of Albrighton. Albrighton is located in east Shropshire on the A5/M54 Corridor - an area with a strong functional relationship to the Black Country. Albrighton benefits from strong road links to the Black Contry (around 4 miles to the list) via both the M54/A5 corridor and the A41 corridor. Albrighton benefits from a railway station, which is a regular stop on the Shrewsbury to Wolverhampton line. This railway station is within reasonable walking distance for the majoriry of the town.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Whilst Albrighton's proximity and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution.

<p>Strategic Considerations:</p>	<p>The site is not located within the Green Belt. It is located within the existing built form of Albrighton, with clearly defined site boundaries.</p> <p>The capacity of the site is likely to be limited to a small number of houses given limitations of the Railway Station access road junction onto Station Road.</p> <p>Site immediately adjacent to and likely to have a negative affect upon the setting of II Listed station buildings (NHLE refs. 1221627).</p> <p>The site is adjacent to the railway line which will have noise implications, there is also an environmental network alongside the railway line.</p> <p>Hedgerows along northern and southern boundaries.</p> <p>The site is located within a source protection zone, Environment Agency Guidance will need to be considered.</p> <p>The site contains grades 1/2/3 agricultural land. Applying the precautionary principle this is considered best and most versatile agricultural land.</p> <p>The site is situated in Albrighton, which benefits from proximity to the Black Country and strong transport links via the M54/A5 corridor, A41 corridor and a railway station on the Shrewsbury to Wolverhampton line. However, given the scale of the site it is unlikely that in isolation it could accommodate a meaningful proportion of the proposed contribution to the unmet need of the Black Country.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Capacity of local highway network (access onto Station Road) would need to be reflected when determining scale of any development.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Retain and enhanced hedgerows.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>Yes</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Potential for windfall development</p>
<p>Reasoning</p>	<p>Whilst the site's location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is already located within the development boundary of Albrighton. It is relatively small and its capacity is constrained by the highway access.</p> <p>Any potential for windfall development is subject to such factors as the assessment and ability to appropriately manage any impact on the impact on the adjacent grade II Listed station buildings and their settings, effective mitigation of noise from the railway line, retention of hedgerows and enhancement of the environmental network.</p> <p>In light of the above, the site would also not be appropriate to contribute to assist in meeting the unmet need of the Black Country.</p>
<p>Further Main Modification Required</p>	<p>No</p>
<p>If proposed for Allocation, Potential Capacity:</p>	

**If proposed for Allocation
Design Requirements:**

***Green Belt Purposes
(where applicable):**

N/A

Site Assessment - Stage 3 Updated	
Site Reference:	ALB007
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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 within 20m of a detailed river network:</i>	2%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Green Belt* Considerations: (from the GB Assessment/Review)</i>	<p>The Green Belt Assessment undertaken for Shropshire indicates that this site is located within two different Green Belt parcels. The northern element of the site is located within a parcel which performs weakly against purpose 2, purpose 3 and purpose 4. The southern element of the site is located within a parcel which performs weakly against purpose 2; and moderately against purpose 3 and purpose 4.</p> <p>The Green Belt Review undertaken for Shropshire indicates that this site is located within two different Green Belt parcels. The release of the parcel containing the northern element of the site would have a low-moderate level of harm on the Green Belt. The release of the parcel containing the southern element of the site would have a high level of harm on the Green Belt due to encroachment on the countryside and weakening of the role of neighbouring areas of Green Belt. No sub-parcels were identified with less harm.</p>
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<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>	
<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. An improved Bowling Green Lane (eastern end) would need to be incorporated into the highway layout of the overall site. Links with ALB018 would need to be provided.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Y. This site is likely to significantly increase traffic on the western end of Bowling Green End and improvements may require third party land. The impact on the eastern end of Bowling Green Lane and junction with Newport Rd (linked with ALB018) is likely to be unacceptable but subject to a detailed assessment. This could be reduced if a strategic road connection can be made between Worthington Dr Loak Road, through P38.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	17
<i>Ecology Comments Significant Constraints:</i>	If priority habitats are present then those areas should not be developed. The pond/priority habitats /watercourse/hedgerows should be appropriately buffered, reducing the developable area available.
<i>Ecology Comments Other Constraints:</i>	<p>The site may contain priority habitats - botanical survey required.</p> <p>There are ponds on/adjacent to the site. If GCNs are present then a min. 50m will be required.</p> <p>The northern boundary forms an Environmental. Network corridor, due to the presence of a watercourse. A PROW crosses the site.</p> <p>Requires botanical survey, EclA and surveys for bats, GCNs (ponds within 500m), badgers, reptiles, invertebrates and nesting birds</p>

<i>Ecology Comments Management of Constraints:</i>	If priority habitat, those 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 Environmental. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Site could potentially be restored/enhanced as priority habitat
<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). No known archaeological interest but 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 trees and hedges around site boundaries and occasional trees 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 enhance tree cover in association with future development. Incorporate internal trees in open space and plant to connect to / expand adjoining strip of woodland to the north.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Possible noise from RAF Cosford which may need assessment. Sewage works to the north east of the site creating odour. Potential for land contamination with historic features noted on the site and unknown filled ground
<i>Public Protection Comments Management of Constraints:</i>	Noise assessment and suitable glazing and ventilation if issues with aircraft noise found. Significant stand off distance from sewage treatment works recommended. Remediation likely to be available for any contaminated land that may be found.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal:	Good
Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:	Good
Relationship to the Black Country	The site is located to the west of Albrighton. Albrighton is located in east Shropshire on the A5/M54 Corridor - an area with a strong functional relationship to the Black Country. Albrighton benefits from strong road links to the Black Contry (around 4 miles to the list) via both the M54/A5 corridor and the A41 corridor. Albrighton benefits from a railway station, which is a regular stop on the Shrewsbury to Wolverhampton line. This railway station is within reasonable walking distance for the majority of the town.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Albrighton's proximity and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

<p>Strategic Considerations:</p>	<p>Land has been safeguarded for future development to the east of Albrighton, although it is recognised that there is a need to ensure that there remains land safeguarded for development beyond the current plan period.</p> <p>This site is in the Green Belt to the west of and only partly adjoining the settlement boundary.</p> <p>The Green Belt Assessment undertaken for Shropshire indicates that this site is located within two different Green Belt parcels. The northern element of the site is located within a parcel which performs weakly against purpose 2, purpose 3 and purpose 4. The southern element of the site is located within a parcel which performs weakly against purpose 2; and moderately against purpose 3 and purpose 4.</p> <p>The Green Belt Review undertaken for Shropshire indicates that this site is located within two different Green Belt parcels. The release of the parcel containing the northern element of the site would have a low-moderate level of harm on the Green Belt. The release of the parcel containing the southern element of the site would have a high level of harm on the Green Belt due to encroachment on the countryside and weakening of the role of neighbouring areas of Green Belt. No sub-parcels were identified with less harm.</p> <p>There is concern about the ability to provide an appropriate access to the site and the capacity of the wider road network. Resolving these issues may involve third party land.</p> <p>The site is located within the gap between Albrighton and Cosford Airfield.</p> <p>The site contains identified areas of open space and mature trees/hedgerows. It may also contain priority habitats, which would require assessment /management. Noise generated at Cosford Airfield may require mitigation.</p> <p>The site is adjacent to a sewage treatment works and in proximity of ecological and heritage assets which will require due consideration.</p> <p>The site is located within a source protection zone, Environment Agency Guidance will need to be considered.</p> <p>The site contains grades 1/2/3 agricultural land. Applying the precautionary principle this is considered best and most versatile agricultural land.</p> <p>The site is situated in Albrighton, which benefits from proximity to the Black Country and strong transport links via the M54/A5 corridor, A41 corridor and a railway station on the Shrewsbury to Wolverhampton line. The site is also of a sufficient scale to accommodate a meaningful proportion of the proposed contribution to the unmet need of the Black Country, should it be identified as a proposed allocation.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Local highway network (in particular Bowling Green Lane) and access are not satisfactory and would require improvement to accommodate development requiring land outside the promoted site to achieve this.</p> <p>Any priority habitats should be retained.</p> <p>Identified areas of open space should be retained and enhanced.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Site could be restored/improved to provide a priority wildlife habitat and enhance environmental network.</p> <p>Opportunity for high quality tree planting and creation of links into/between existing wooded areas.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Retain as Green Belt</p>
<p>Reasoning</p>	<p>Safeguarded land available to meet settlement development requirements along with infill and exception site opportunities. The local highway network and access are constrained.</p> <p>Part of the site is considered to be located within a sensitive Green Belt parcel, the release of which would have high harm. Whilst the site's size and location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
<p>Further Main Modification Required</p>	<p>No</p>
<p>If proposed for Allocation, Potential Capacity:</p>	

**If proposed for Allocation
Design Requirements:**

- Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);
- Purpose 2 (merging of neighbouring towns);
- Purpose 3 (safeguarding countryside from encroachment);
- Purpose 4 (preserving setting/character of historic towns); and
- Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

***Green Belt Purposes
(where applicable):**

Site Assessment - Stage 3 Updated	
Site Reference:	ALB008
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	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 within 20m of a detailed river network:</i>	3%
<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 weakly against purpose 2; and moderately against purpose 3; and strongly against purpose 4. The Green Belt Review undertaken for Shropshire indicates that the release of the parcel containing this site would have a high level of harm on the Green Belt due to the critical role the parcel plays in preserving the setting of the historical settlement area within Albrighton. Whilst a sub-parcel was identified with a reduced harm, this did not include the land promoted within this site.
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<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>	
<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 access will be within the improved section of Newhouse La otherwise Lane improvements will need to be extended further from Albrighton.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Y. Capacity of Rectory
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	21
<i>Ecology Comments Significant Constraints:</i>	If priority habitats are present then those areas should not be developed.
<i>Ecology Comments Other Constraints:</i>	The site may contain priority habitats - botanical survey required. The eastern boundary borders an Environmental. Network. A PROW crosses the site. Requires botanical survey, EclA and surveys for bats, GCNs (ponds within 500m), badgers, reptiles, invertebrates and nesting birds

<i>Ecology Comments Management of Constraints:</i>	If priority habitat, those 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 Environmental. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Site could potentially be restored/enhanced as priority habitat
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site partially within Shifnal Conservation Area. Includes non designated historic farmstead of Mere House (HER PRN 27973) . No 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 (impact on character and appearance and setting of CA; Level 2 historic building assessment of historic farmstead if demo proposed; archaeological DBA + field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	north-east of site in conservation area. TPO trees on northern boundary.
<i>Tree Comments Other Constraints:</i>	trees, groups of trees and hedges within and around site and strip of woodland to part of eastern boundary.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. Ensure reasonable development stand-off form woodland.
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to enhance tree cover in association with future development. Incorporate good trees and tree groups as part of open space within development.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Some noise from the school but generally not expected to be an issue unless there is plant and equipment that may make noise and impact on proposed dwellings.
<i>Public Protection Comments Management of Constraints:</i>	Noise assessment and appropriate stand off distance, glazing and ventilation consideration and layout and orientation of dwellings to any noise source.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal:	Good
Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:	Good
Relationship to the Black Country	The site is located to the south of Albrighton. Albrighton is located in east Shropshire on the A5/M54 Corridor - an area with a strong functional relationship to the Black Country. Albrighton benefits from strong road links to the Black Contry (around 4 miles to the list) via both the M54/A5 corridor and the A41 corridor. Albrighton benefits from a railway station, which is a regular stop on the Shrewsbury to Wolverhampton line. This railway station is within reasonable walking distance for the majority of the town.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Albrighton's proximity and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

<p>Strategic Considerations:</p>	<p>There is safeguarded land to the east of Albrighton intended to make provision for settlement development needs. This site is in Green Belt to the south of the settlement.</p> <p>As the sites availability is currently unknown, the site is not considered suitable for allocation. However it may have potential for future safeguarding.</p> <p>The Green Belt Assessment undertaken for Shropshire indicates that this site is located within a Green Belt parcel which performs weakly against purpose 2; and moderately against purpose 3; and strongly against purpose 4.</p> <p>The Green Belt Review undertaken for Shropshire indicates that the release of the parcel containing this site would have a high level of harm on the Green Belt due to the critical role the parcel plays in preserving the setting of the historical settlement area within Albrighton. Whilst a sub-parcel was identified with a reduced harm, this did not include the land promoted within this site.</p> <p>The site is well related to the built form of Albrighton, close to services and facilities including the primary school.</p> <p>Part of the site is within Albrighton Conservation Area this is therefore a significant consideration, particularly with regard to design quality.</p> <p>The site also has some significant trees and may contain priority habitats. These factors will also require due consideration.</p> <p>The site is located within a source protection zone, Environment Agency Guidance will need to be considered.</p> <p>The site contains grades 1/2/3 agricultural land. Applying the precautionary principle this is considered best and most versatile agricultural land.</p> <p>The site is situated in Albrighton, which benefits from proximity to the Black Country and strong transport links via the M54/A5 corridor, A41 corridor and a railway station on the Shrewsbury to Wolverhampton line. The site is also of a sufficient scale to accommodate a meaningful proportion of the proposed contribution to the unmet need of the Black Country, should it be identified as a proposed allocation.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Site could potentially be restored/enhanced as priority habitat.</p> <p>Opportunity for high quality tree planting to form the focus for open space provision on the site.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Retain as Green Belt</p>
<p>Reasoning</p>	<p>Safeguarded land available to meet settlement development requirements along with infill and exception site opportunities. The sites availability is currently unknown.</p> <p>The site is considered to be located within a sensitive Green Belt parcel, the release of which would have high harm.</p> <p>Whilst the site's size and location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
<p>Further Main Modification Required</p>	<p>No</p>
<p>If proposed for Allocation, Potential Capacity:</p>	

**If proposed for Allocation
Design Requirements:**

- Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);
- Purpose 2 (merging of neighbouring towns);
- Purpose 3 (safeguarding countryside from encroachment);
- Purpose 4 (preserving setting/character of historic towns); and
- Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

***Green Belt Purposes
(where applicable):**

Site Assessment - Stage 3 Updated	
Site Reference:	ALB013
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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 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 weakly against purpose 2, purpose 3; and purpose 4. The Green Belt Review undertaken for Shropshire indicates that this site is located within a Green Belt parcel, the release of which would have a low level of harm on the Green Belt.
<i>Landscape Considerations: (from the LVSS)</i>	Low and Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Low and Medium
<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>	
<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):	17
<i>Ecology Comments Significant Constraints:</i>	If priority habitats are present then those areas should not be developed.
<i>Ecology Comments Other Constraints:</i>	The site may contain priority habitats - botanical survey required. Requires botanical survey, EclA and surveys for bats, GCNs (ponds within 500m), badgers, reptiles, invertebrates and nesting birds

<i>Ecology Comments Management of Constraints:</i>	If priority habitat, the 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 Environmental. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Site could potentially be restored/enhanced as priority habitat
<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>	site sandwiched between main road and railway.
<i>Tree Comments Other Constraints:</i>	belts of trees to site boundaries
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. Thin site needs careful attention to shading and other constraints posed by trees.
<i>Tree Comments Opportunities:</i>	
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Significant road and rail noise likely. Possible land contamination from past land use.
<i>Public Protection Comments Management of Constraints:</i>	Noise assessment and appropriate stand off distance, glazing and ventilation consideration and layout and orientation of dwellings to any noise source plus boundary treatment as necessary.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal:	Good
Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:	Good
Relationship to the Black Country	The site is located to the north of Albrighton. Albrighton is located in east Shropshire on the A5/M54 Corridor - an area with a strong functional relationship to the Black Country. Albrighton benefits from strong road links to the Black Contry (around 4 miles to the list) via both the M54/A5 corridor and the A41 corridor. Albrighton benefits from a railway station, which is a regular stop on the Shrewsbury to Wolverhampton line. This railway station is within reasonable walking distance for the majority of the town.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Albrighton's proximity and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

Strategic Considerations:	<p>Land has been safeguarded for future development to the east of Albrighton, although it is recognised that there is a need to ensure that there remains land safeguarded for development beyond the current plan period.</p> <p>This site is in the Green Belt to the north of Albrighton, adjacent to the built form of Cosford. The site is separated from Albrighton by other land and the railway line.</p> <p>The Green Belt Assessment undertaken for Shropshire indicates that this site is located within a Green Belt parcel which performs weakly against purpose 2, purpose 3; and purpose 4.</p> <p>The Green Belt Review undertaken for Shropshire indicates that this site is located within a Green Belt parcel, the release of which would have a low level of harm on the Green Belt.</p> <p>Much of the site has already been developed and forms part of the settlement of Cosford. The remainder of the site lies in the gap between Cosford and Albrighton.</p> <p>The site is not well related to the built form of Albrighton and it may therefore be more appropriate to consider in the context of Cosford.</p> <p>As the site is sandwiched between the A41 and the railway line, the impact of noise on residential amenity would be a significant consideration. The site contains wooded belts along its boundaries and may also contain priority habitats, which would require due assessment/management.</p> <p>The site is located within a source protection zone, Environment Agency Guidance will need to be considered.</p> <p>The site contains grades 1/2/3 agricultural land. Applying the precautionary principle this is considered best and most versatile agricultural land.</p> <p>The site is situated in Albrighton, which benefits from proximity to the Black Country and strong transport links via the M54/A5 corridor, A41 corridor and a railway station on the Shrewsbury to Wolverhampton line. The site is also of a sufficient scale to accommodate a meaningful proportion of the proposed contribution to the unmet need of the Black Country, should it be identified as a proposed allocation.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Known Infrastructure Opportunities:	<p>Site could be restored/improved to provide a priority wildlife habitat and enhance environmental network.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Potential for Windfall?	<p>No</p>
Potential for Allocation?	<p>No</p>
Recommendation	<p>Retain as Green Belt</p>
Reasoning	<p>Safeguarded land available to meet settlement development requirements along with infill and exception site opportunities. The sites location sandwiched between the railway line and A41 and the associated noise is a significant consideration for residential development.</p> <p>The site is divorced from the built form of Albrighton (this separating land is considered to form part of a sensitive Green Belt parcel, the release of which would have high harm). It may therefore be more appropriate to consider in a Cosford context.</p> <p>Whilst the site's size and location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
Further Main Modification Required	<p>No</p>
If proposed for Allocation, Potential Capacity:	

**If proposed for Allocation
Design Requirements:**

- Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);
- Purpose 2 (merging of neighbouring towns);
- Purpose 3 (safeguarding countryside from encroachment);
- Purpose 4 (preserving setting/character of historic towns); and
- Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

***Green Belt Purposes
(where applicable):**

Site Assessment - Stage 3 Updated	
Site Reference:	ALB014
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	3%
<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>	40%
<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 within 20m of a detailed river network:</i>	24%
<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 weakly against purpose 2; moderately against purpose 3; and strongly against purpose 4. The Green Belt Review undertaken for Shropshire indicates that whilst the wider parcel within which this site is located would have a high level of harm on the Green Belt, the site has been identified within a sub-parcel which would have a moderate level of harm on the Green Belt, as it is well contained and considered to have characteristics of the settlement edge.
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<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>	
<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>	If priority habitats are present then those areas should not be developed.
<i>Ecology Comments Other Constraints:</i>	Some of the boundaries form Environmental. Network corridors. These should be retained and buffered. The site may contain priority habitats - botanical survey required. There is a pond adjacent to the north-western boundary. Should GCNs be present, a min. 50m buffer will be required. Requires botanical survey, EclA and EclA for ponds GCNs (ponds within 500m), badgers, reptiles, invertebrates and nesting birds

<i>Ecology Comments Management of Constraints:</i>	If priority habitat, the 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 Environmental. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Site could potentially be restored/enhanced as priority habitat
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site contains earthwork remains of ridge and furrow (HER PRN 33238). Large size of site suggests it may hold other archaeological potential.
<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>	TPO trees to eastern boundary
<i>Tree Comments Other Constraints:</i>	trees and hedgerows within and around 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 enhance tree cover in association with future development.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Potential road noise from roads to the north, west and east.
<i>Public Protection Comments Management of Constraints:</i>	Stand off distance, glazing and ventilation consideration and layout and orientation of dwellings plus boundary treatment as necessary to the road.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal:	Good
Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:	Good
Relationship to the Black Country	The site is located to the south of Albrighton. Albrighton is located in east Shropshire on the A5/M54 Corridor - an area with a strong functional relationship to the Black Country. Albrighton benefits from strong road links to the Black Contry (around 4 miles to the list) via both the M54/A5 corridor and the A41 corridor. Albrighton benefits from a railway station, which is a regular stop on the Shrewsbury to Wolverhampton line. This railway station is within reasonable walking distance for the majority of the town.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Albrighton's proximity and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

Strategic Considerations:	<p>Land has been safeguarded for future development to the east of Albrighton, although it is recognised that there is a need to ensure that there remains land safeguarded for development beyond the current plan period.</p> <p>This site is in the Green Belt to the south and adjoining the built form of Albrighton. The site is well related to the built form of Albrighton adjoining the primary school and close to services and facilities.</p> <p>The Green Belt Assessment undertaken for Shropshire indicates that this site is located within a Green Belt parcel which performs weakly against purpose 2; moderately against purpose 3; and strongly against purpose 4.</p> <p>The Green Belt Review undertaken for Shropshire indicates that whilst the wider parcel within which this site is located would have a high level of harm on the Green Belt, the site has been identified within a sub-parcel which would have a moderate level of harm on the Green Belt, as it is well contained and considered to have characteristics of the settlement edge.</p> <p>The site has some significant trees on and in proximity; archaeological interest; parts are within an environmental network; and there may be priority habitats. These factors will require due consideration.</p> <p>A small portion of the site is located within the 30 year and 100 year surface flood risk zones, whilst 40% of the site is located within the 1,000 year surface flood zone.</p> <p>The site is located within a source protection zone, Environment Agency Guidance will need to be considered.</p> <p>The site contains grades 1/2/3 agricultural land. Applying the precautionary principle this is considered best and most versatile agricultural land.</p> <p>The site is situated in Albrighton, which benefits from proximity to the Black Country and strong transport links via the M54/A5 corridor, A41 corridor and a railway station on the Shrewsbury to Wolverhampton line. The site is also of a sufficient scale to accommodate a meaningful proportion of the proposed contribution to the unmet need of the Black Country, should it be identified as a proposed allocation.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>A small portion of the site is in areas at higher risk of surface water flooding, this will need to be assessed and managed. Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Known Infrastructure Opportunities:	<p>Site could be restored/improved to provide a priority wildlife habitat and enhance environmental network. Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Potential for Windfall?	<p>No</p>
Potential for Allocation?	<p>No</p>
Recommendation	<p>Remove from the Green Belt and safeguard for future development.</p>
Reasoning	<p>Safeguarded land available to meet settlement development requirements along with infill and exception site opportunities. However, the site is located within a sub-parcel which has been identified as having a moderate level of harm on the Green Belt, as such it is considered an appropriate location to remove from the Green Belt and safeguard for future development beyond the current plan period. Removing land from the Green Belt is subject to identification of exceptional circumstances, this will be detailed within a Green Belt: Exceptional Circumstances Statement.</p> <p>Whilst the site's size and location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
Further Main Modification Required	<p>No</p>
If proposed for Allocation, Potential Capacity:	

**If proposed for Allocation
Design Requirements:**

- Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);
- Purpose 2 (merging of neighbouring towns);
- Purpose 3 (safeguarding countryside from encroachment);
- Purpose 4 (preserving setting/character of historic towns); and
- Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

***Green Belt Purposes
(where applicable):**

Site Assessment - Stage 3 Updated	
Site Reference:	ALB015
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	1%
<i>Percentage of site in Flood Zone 2:</i>	2%
<i>Percentage of site in Flood Zone 1:</i>	98%
<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>	1%
<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 weakly 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, the release of which would have a high level of harm on the Green Belt due to the impact on the setting of the historic settlement and encroachment on the countryside. No sub-parcels were identified which would have less harm.
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<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>	
<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. Assumes primary access onto Newport Road where the existing speed limit will need to be extended with appropriate traffic calming.
<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):	19
<i>Ecology Comments Significant Constraints:</i>	Buffering the southern boundary may reduce the developable area available.
<i>Ecology Comments Other Constraints:</i>	Donington & Albrighton LNR lies adjacent to the southern boundary. The potential impacts on the LNR will need to be assessed and it will need to be adequately buffered. Requires EcIA and surveys for bats, GCNs (ponds within 500m), badgers, reptiles, otters, water voles (known to be present), white-clawed crayfish, invertebrates 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 Environmental. 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>	Possible effects on settings Grade II* St. Cuthbert's Church (NHLE ref. 1273838), associated Scheduled Monument and Grade II* Listed churchyard cross (NHLE refs. 1015301 & 1239196), and Albrighton Conservation Area. No 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 (impact on settings of LBs & CA, archaeological DBA + field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	mature trees and hedgerows within and around site. Block of mature trees adjacent eastern boundary and woodland continuous with Donington Pool to 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>	Fine trees in northern section could be focal points in open space within any development. 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>	
<i>Public Protection Comments Other Constraints:</i>	Road noise from road to the west of the site. Rail noise to the north of the site.
<i>Public Protection Comments Management of Constraints:</i>	Stand off distance, glazing and ventilation consideration and layout and orientation of dwellings plus boundary treatment as necessary to the road and rail.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal:	Poor
Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:	Fair
Relationship to the Black Country	The site is located to the north of Albrighton. Albrighton is located in east Shropshire on the A5/M54 Corridor - an area with a strong functional relationship to the Black Country. Albrighton benefits from strong road links to the Black Contry (around 4 miles to the list) via both the M54/A5 corridor and the A41 corridor. Albrighton benefits from a railway station, which is a regular stop on the Shrewsbury to Wolverhampton line. This railway station is within reasonable walking distance for the majority of the town.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Albrighton's proximity and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

Strategic Considerations:	<p>Land has been safeguarded for future development to the east of Albrighton, although it is recognised that there is a need to ensure that there remains land safeguarded for development beyond the current plan period.</p> <p>This site is in the Green Belt to the north of and only partly adjoining the settlement boundary.</p> <p>The Green Belt Assessment undertaken for Shropshire indicates that this site is located within a Green Belt parcel which performs weakly against purpose 2; moderately against purpose 3; and strongly against purpose 4.</p> <p>The Green Belt Review undertaken for Shropshire indicates that this site is located within a Green Belt parcel, the release of which would have a high level of harm on the Green Belt due to the impact on the setting of the historic settlement and encroachment on the countryside. No sub-parcels were identified which would have less harm.</p> <p>This site contains significant trees and hedgerows. It is also located within the gap between Albrighton and Cosford (noise generated at Cosford, adjacent roads and railway lines may require mitigation).</p> <p>Whilst the site is relatively well related to the built form of the settlement it is separated from the bulk of the built form of the settlement by a local nature reserve (which also has local amenity and landscape value). The site also adjoins a conservation area and other heritage assets.</p> <p>The site is located within a source protection zone, Environment Agency Guidance will need to be considered.</p> <p>The site performs poorly in Stage 2a Settlement Sustainability Appraisal. However, it performs fair in the Stage 2a Black Country Contribution Sustainability Appraisal.</p> <p>The site contains grades 1/2/3 agricultural land. Applying the precautionary principle this is considered best and most versatile agricultural land.</p> <p>The site is situated in Albrighton, which benefits from proximity to the Black Country and strong transport links via the M54/A5 corridor, A41 corridor and a railway station on the Shrewsbury to Wolverhampton line. The site is also of a sufficient scale to accommodate a meaningful proportion of the proposed contribution to the unmet need of the Black Country, should it be identified as a proposed allocation.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Buffer would be required to southern and eastern boundaries to mitigate and manage impacts on adjoining LNR.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Known Infrastructure Opportunities:	<p>Site could enhance environmental network.</p> <p>Existing trees on the northern portion of the site could form a focus for any open space provision. Trees could also provide buffers to the south and east of the site.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Potential for Windfall?	<p>No</p>
Potential for Allocation?	<p>No</p>
Recommendation	<p>Retain as Green Belt</p>
Reasoning	<p>Safeguarded land available to meet settlement development requirements along with infill and exception site opportunities. The site is considered to be located within a sensitive Green Belt parcel, the release of which would have high harm.</p> <p>The site is also separated from the built form of the settlement by a Local Nature Reserve, in proximity to numerous heritage assets and within the gap between Cosford and Albrighton.</p> <p>Whilst the site's size and location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
Further Main Modification Required	<p>No</p>
If proposed for Allocation, Potential Capacity:	

**If proposed for Allocation
Design Requirements:**

- Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);
- Purpose 2 (merging of neighbouring towns);
- Purpose 3 (safeguarding countryside from encroachment);
- Purpose 4 (preserving setting/character of historic towns); and
- Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

***Green Belt Purposes
(where applicable):**

Site Assessment - Stage 3 Updated	
Site Reference:	ALB017
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	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 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 site consists of land previously removed from the Green Belt and safeguarded for future development.
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<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>	
<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 fund a suitable estate road access to the site and a review and extension of the existing 30mph speed limit with associated traffic calming. In order to address potential safety concerns related to the bend in Kingswood Road a roundabout junction access should be considered which replaces the need for the existing Kingswood Road / Beamish Lane priority junction.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Assumes vehicular and pedestrian links will be provided to the adjacent allocated development site to the west of the site to facilitate sustainable travel to the village facilities and local access. Also assumes a review of the A41 / Beamish Lane junction and consideration of closure.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	11
<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	The northern boundary forms an Environmental. Network corridor. This must be buffered. There is a pond on the site - if this contains GCNs then a min. 50m buffer will be required. Requires botanical survey, Ecology 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 Environmental. 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 large size, so may have some archaeological potential
<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>	hedgerow and trees to northern boundary. Group of trees within site. Mature trees at southern access with Kingswood Road
<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.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Rail to the north of the site.
<i>Public Protection Comments Management of Constraints:</i>	Stand off distance, glazing and ventilation consideration and layout and orientation of dwellings plus boundary treatment as necessary to the rail.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal:	Fair
Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:	Fair
Relationship to the Black Country	The site is located to the east of Albrighton. Albrighton is located in east Shropshire on the A5/M54 Corridor - an area with a strong functional relationship to the Black Country. Albrighton benefits from strong road links to the Black Contry (around 4 miles to the list) via both the M54/A5 corridor and the A41 corridor. Albrighton benefits from a railway station, which is a regular stop on the Shrewsbury to Wolverhampton line. This railway station is within reasonable walking distance for the majority of the town.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Albrighton's proximity and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

Strategic Considerations:	<p>The site is located to the east of Albrighton within land safeguarded for future development.</p> <p>The site is adjacent to the Albrighton development boundary, directly adjoining an allocated housing site, and would be well related to the future built up extent of the settlement.</p> <p>The site forms part of an environmental network and there are significant trees and hedgerows present, these will need due consideration.</p> <p>The site may be subject to other ecological and heritage interests which would need to be evaluated as part of any development scheme.</p> <p>Highways and noise impacts associated with the adjoining railway line would need to be fully assessed and managed. Impact on the A41 / Beamish Lane junction also needs to be assessed.</p> <p>Existing road network and access will require improvement to accommodate development.</p> <p>The site is located within a source protection zone, Environment Agency Guidance will need to be considered.</p> <p>The site contains grades 1/2/3 agricultural land. Applying the precautionary principle this is considered best and most versatile agricultural land.</p> <p>The site is situated in Albrighton, which benefits from proximity to the Black Country and strong transport links via the M54/A5 corridor, A41 corridor and a railway station on the Shrewsbury to Wolverhampton line. The site is also of a sufficient scale to accommodate a meaningful proportion of the proposed contribution to the unmet need of the Black Country, should it be identified as a proposed allocation.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Traffic calming and extension of 30mph speed limit necessary.</p> <p>Need to consider capacity of junction of Beamish Lane with A41.</p> <p>Buffering of the railway line.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Known Infrastructure Opportunities:	<p>Site could enhance environmental network.</p> <p>The site should integrate into the existing built form of the settlement and the developments occurring on adjacent sites.</p> <p>Strategic links through the site and into the adjacent development site required - vehicular/cyclist/pedestrian and green infrastructure/environmental networks.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Potential for Windfall?	<p>No</p>
Potential for Allocation?	<p>Yes</p>
Recommendation	<p>Allocate for development alongside ALB021.</p>
Reasoning	<p>The site is well related to the settlement within an area of safeguarded land identified to meet Albrighton's future development requirements and is a natural direction for expansion.</p> <p>Given its position geographically it is considered an appropriate site for housing development to meet the needs of the local community and its surrounding rural hinterland.</p> <p>Whilst the site's size and location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p>
Further Main Modification Required	<p>No</p>
If proposed for Allocation, Potential Capacity:	<p>ALB017 & ALB021 Total: 180 dwellings</p>

**If proposed for Allocation
Design Requirements:**

Comprehensive masterplan required for ALB017 and ALB021. Design and layout will ensure vehicular, cyclist and pedestrian access from ALB017 into ALB021. Contributions to jointly required infrastructure will be proportional, based on the level of development forecast.

An appropriately designed roundabout will be provided on Kingswood Road at the point of access into the site.

The 30mph zone on Kingswood Road will be extended to reflect the extent of the site and the impact on Beamish Lane/A41 junction assessed and mitigated. This will likely involve closure of this junction.

To enhance access to services and facilities in the town and achieve integrated communities, the development will include a northern vehicular, cyclist and pedestrian connection and any other appropriate pedestrian and cycle links into the saved SAMDev Allocation ALB002.

Green infrastructure will be provided through the site and link into the wider area. This provision will include an appropriate green buffer of the railway line and the associated green infrastructure corridor.

The pond on ALB017 will be appropriately assessed and managed (opportunity to integrate into open space provision). Where possible trees and hedgerows on the site should be retained and enhanced, supported by positive tree planting, particularly on areas of open space.

The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, which will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere.

***Green Belt Purposes
(where applicable):**

N/A

Site Assessment - Stage 3 Updated	
Site Reference:	ALB018
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	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 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 weakly against purpose 2; and moderately against purpose 3 and purpose 4. The Green Belt Review undertaken for Shropshire indicates that the release of the parcel containing this site would have a high level of harm on the Green Belt due to encroachment on the countryside and weakening of the role of neighbouring areas of Green Belt. No sub-parcels were identified with less harm.
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<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>	
<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. An improved Green Lane would need to be incorporated into the highway layout of the overall site. Along with major junctions on the A464 and Elm Road. Links with ALB007 would need to be provided.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Y. Cross Road / Elm Road junction would need to be assessed for improvements. The impact on the eastern end of Bowling Green Lane and junction with Newport Rd (linked with ALB007) is likely to be unacceptable but subject to a detailed assessment. This could be reduced if a strategic road connection can be made between Worthington Dr Loak Road, through P38.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	17
<i>Ecology Comments Significant Constraints:</i>	If priority habitats are present then those areas should not be developed. The pond/priority habitats/hedgerows should be appropriately buffered, reducing the developable area available.
<i>Ecology Comments Other Constraints:</i>	The site may contain priority habitats - botanical survey required. There are ponds on/adjacent to the site. If GCNs are present then a min. 50m will be required. A PROW crosses the site. Requires botanical survey, EclA and surveys for bats, GCNs (ponds within 500m), badgers, reptiles, invertebrates and nesting birds

<i>Ecology Comments Management of Constraints:</i>	If priority habitat, those 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 Environmental. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Site could potentially be restored/enhanced as priority habitat
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Possible impacts on settings of Grade II listed The Old Windmill (NHLE ref. 1053693), The Elms (NHLE ref. 1053692) and Barn 60m SE of The Elms (NHLE ref. 1367612). Tithe Map indicates that a brickfield present in one part of site, and together with its large size, suggests that it may have 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 trees and hedgerows around site boundaries and along internal lanes. Copse of trees in northern corner 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 enhance tree cover in association with future development. Design open space to integrate with existing good trees.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road noise to the edge of the site to the north and east.
<i>Public Protection Comments Management of Constraints:</i>	Stand off distance, glazing and ventilation consideration and layout and orientation of dwellings plus boundary treatment as necessary to the road.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal:	Good
Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:	Good
Relationship to the Black Country	The site is located to the west of Albrighton. Albrighton is located in east Shropshire on the A5/M54 Corridor - an area with a strong functional relationship to the Black Country. Albrighton benefits from strong road links to the Black Contry (around 4 miles to the list) via both the M54/A5 corridor and the A41 corridor. Albrighton benefits from a railway station, which is a regular stop on the Shrewsbury to Wolverhampton line. This railway station is within reasonable walking distance for the majority of the town.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Albrighton's proximity and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

Strategic Considerations:	<p>Land has been safeguarded for future development to the east of Albrighton, although it is recognised that there is a need to ensure that there remains land safeguarded for development beyond the current plan period.</p> <p>This site is in the Green Belt to the south-west of the settlement boundary.</p> <p>The Green Belt Assessment undertaken for Shropshire indicates that this site is located within a Green Belt parcel which performs weakly against purpose 2; and moderately against purpose 3 and purpose 4.</p> <p>The Green Belt Review undertaken for Shropshire indicates that the release of the parcel containing this site would have a high level of harm on the Green Belt due to encroachment on the countryside and weakening of the role of neighbouring areas of Green Belt. No sub-parcels were identified with less harm.</p> <p>This is a very large site which comprises several land parcels. Whilst the site adjoins the development boundary to the east, due to its size it does project into the countryside to the south-west of the settlement.</p> <p>There is concern about the ability to provide an appropriate access to the site and the capacity of the wider road network. Resolving these issues may involve third party land.</p> <p>The site contains some significant trees and hedgerows and is in proximity to listed buildings. It may also contain priority habitats and be of archaeological interest. These factors will require due consideration.</p> <p>The site is located within a source protection zone, Environment Agency Guidance will need to be considered.</p> <p>The site contains grades 1/2/3 agricultural land. Applying the precautionary principle this is considered best and most versatile agricultural land.</p> <p>The site is situated in Albrighton, which benefits from proximity to the Black Country and strong transport links via the M54/A5 corridor, A41 corridor and a railway station on the Shrewsbury to Wolverhampton line. The site is also of a sufficient scale to accommodate a meaningful proportion of the proposed contribution to the unmet need of the Black Country, should it be identified as a proposed allocation.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Local highway network and access are not satisfactory and would require improvement to accommodate development requiring land outside the promoted site to achieve this. This would include improvements to Green Lane and junctions with A464, Elm Road and potentially a new road connection through P38.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Known Infrastructure Opportunities:	<p>Site could potentially be restored/enhanced as priority habitat.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Potential for Windfall?	<p>No</p>
Potential for Allocation?	<p>No</p>
Recommendation	<p>Retain as Green Belt</p>
Reasoning	<p>Safeguarded land available to meet settlement development requirements along with infill and exception site opportunities. The local highway network and access are constrained.</p> <p>The site is considered to be located within a sensitive Green Belt parcel, the release of which would have high harm. Whilst the site's size and location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
Further Main Modification Required	<p>No</p>
If proposed for Allocation, Potential Capacity:	

**If proposed for Allocation
Design Requirements:**

- Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);
- Purpose 2 (merging of neighbouring towns);
- Purpose 3 (safeguarding countryside from encroachment);
- Purpose 4 (preserving setting/character of historic towns); and
- Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

***Green Belt Purposes
(where applicable):**

Site Assessment - Stage 3 Updated	
Site Reference:	ALB019
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	6%
<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 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 weakly against purpose 2; and moderately against purpose 3 and purpose 4. The Green Belt Review undertaken for Shropshire indicates that the release of the parcel containing this site would have a high level of harm on the Green Belt due to encroachment on the countryside and weakening of the role of neighbouring areas of Green Belt. No sub-parcels were identified with less harm.
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<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>	
<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. Existing speed limit needs to be extended.
<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):	13
<i>Ecology Comments Significant Constraints:</i>	If priority habitats are present then the site should not be developed. The pond, tees and hedgerows should be appropriately buffered, reducing the developable area available.
<i>Ecology Comments Other Constraints:</i>	The site may contain priority habitats - botanical survey required. There is a pond on the site. If GCNs are present then a min. 50m will be required. Requires botanical survey, EclA and surveys for bats, GCNs (ponds within 500m), badgers, reptiles, invertebrates and nesting birds.

<i>Ecology Comments Management of Constraints:</i>	If priority habitat, the 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 Environmental. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Site could potentially be restored/enhanced as priority habitat
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	N/A
<i>Heritage Comments Management of Constraints:</i>	N/A
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	TPO tree on north-eastern corner of site.
<i>Tree Comments Other Constraints:</i>	trees and hedgerows to north-east, south-east and south-west boundaries and around pool near eastern corner 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 enhance tree cover in association with future development.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Commercial land to the south, road noise from the east.
<i>Public Protection Comments Management of Constraints:</i>	Stand off distance, glazing and ventilation consideration and layout and orientation of dwellings plus boundary treatment as necessary to the road and commercial land.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal:	Poor
Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:	Fair
Relationship to the Black Country	The site is located to the south-west of Albrighton. Albrighton is located in east Shropshire on the A5/M54 Corridor - an area with a strong functional relationship to the Black Country. Albrighton benefits from strong road links to the Black Contry (around 4 miles to the list) via both the M54/A5 corridor and the A41 corridor. Albrighton benefits from a railway station, which is a regular stop on the Shrewsbury to Wolverhampton line. This railway station is within reasonable walking distance for the majority of the town.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Albrighton's proximity and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

Strategic Considerations:	<p>Land has been safeguarded for future development to the east of Albrighton, although it is recognised that there is a need to ensure that there remains land safeguarded for development beyond the current plan period.</p> <p>This site is in the Green Belt to the south-west of the settlement boundary.</p> <p>The Green Belt Assessment undertaken for Shropshire indicates that this site is located within a Green Belt parcel which performs weakly against purpose 2; and moderately against purpose 3 and purpose 4.</p> <p>The Green Belt Review undertaken for Shropshire indicates that the release of the parcel containing this site would have a high level of harm on the Green Belt due to encroachment on the countryside and weakening of the role of neighbouring areas of Green Belt. No sub-parcels were identified with less harm.</p> <p>This site in isolation is not well related to the built form of Albrighton being divorced from the development boundary.</p> <p>The site has some significant trees and hedgerows, including a TPO, and there may be priority habitats. These factors will require detailed consideration.</p> <p>Noise impacts from nearby roads and adjoining commercial uses would need to be assessed and managed.</p> <p>The site is located within a source protection zone, Environment Agency Guidance will need to be considered.</p> <p>The site performs poorly in Stage 2a Settlement Sustainability Appraisal. However, it performs fair in the Stage 2a Black Country Contribution Sustainability Appraisal.</p> <p>The site contains grades 1/2/3 agricultural land. Applying the precautionary principle this is considered best and most versatile agricultural land.</p> <p>The site is situated in Albrighton, which benefits from proximity to the Black Country and strong transport links via the M54/A5 corridor, A41 corridor and a railway station on the Shrewsbury to Wolverhampton line. The site is also of a sufficient scale to accommodate a meaningful proportion of the proposed contribution to the unmet need of the Black Country, should it be identified as a proposed allocation.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Known Infrastructure Opportunities:	<p>Site could potentially be restored/enhanced as priority habitat.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Potential for Windfall?	<p>No</p>
Potential for Allocation?	<p>No</p>
Recommendation	<p>Retain as Green Belt</p>
Reasoning	<p>Safeguarded land available to meet settlement development requirements along with infill and exception site opportunities.</p> <p>The site in isolation is poorly related to the built form of the settlement (separating land is considered to form part of a sensitive Green Belt parcel, the release of which would have high harm). The site itself is also considered to be located within a sensitive Green Belt parcel, the release of which would have high harm.</p> <p>Whilst the site's size and location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
Further Main Modification Required	<p>No</p>
If proposed for Allocation, Potential Capacity:	

**If proposed for Allocation
Design Requirements:**

- Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);
- Purpose 2 (merging of neighbouring towns);
- Purpose 3 (safeguarding countryside from encroachment);
- Purpose 4 (preserving setting/character of historic towns); and
- Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

***Green Belt Purposes
(where applicable):**

Site Assessment - Stage 3 Updated	
Site Reference:	ALB020
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	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 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 weakly against purpose 2; and moderately against purpose 3 and purpose 4. The Green Belt Review undertaken for Shropshire indicates that the release of the parcel containing this site would have a high level of harm on the Green Belt due to encroachment on the countryside and weakening of the role of neighbouring areas of Green Belt. No sub-parcels were identified with less harm.
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<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>	
<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):	14
<i>Ecology Comments Significant Constraints:</i>	If priority habitats are present then the site should not be developed. The trees and hedgerows should be appropriately buffered, reducing the developable area available.
<i>Ecology Comments Other Constraints:</i>	The site may contain priority habitats - botanical survey required. There is a pond on the site. If GCNs are present then a min. 50m will be required. Requires botanical survey, EclA and surveys for bats, GCNs (ponds within 500m), badgers, reptiles, invertebrates and nesting birds.

<i>Ecology Comments Management of Constraints:</i>	If priority habitat, the 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 Environmental. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Site could potentially be restored/enhanced as priority habitat
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	N/A
<i>Heritage Comments Management of Constraints:</i>	N/A
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	TPO tree at road frontage to site.
<i>Tree Comments Other Constraints:</i>	mature trees and hedges 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>	
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road noise to the south east boundary
<i>Public Protection Comments Management of Constraints:</i>	Stand off distance, glazing and ventilation consideration and layout and orientation of dwellings plus boundary treatment as necessary to the road
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal:	Poor
Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:	Fair
Relationship to the Black Country	The site is located to the south-west of Albrighton. Albrighton is located in east Shropshire on the A5/M54 Corridor - an area with a strong functional relationship to the Black Country. Albrighton benefits from strong road links to the Black Contry (around 4 miles to the list) via both the M54/A5 corridor and the A41 corridor. Albrighton benefits from a railway station, which is a regular stop on the Shrewsbury to Wolverhampton line. This railway station is within reasonable walking distance for the majority of the town.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Whilst Albrighton's proximity and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution.

Strategic Considerations:	<p>Land has been safeguarded for future development to the east of Albrighton, although it is recognised that there is a need to ensure that there remains land safeguarded for development beyond the current plan period.</p> <p>This site is in the Green Belt to the south-west of the settlement boundary.</p> <p>The Green Belt Assessment undertaken for Shropshire indicates that this site is located within a Green Belt parcel which performs weakly against purpose 2; and moderately against purpose 3 and purpose 4.</p> <p>The Green Belt Review undertaken for Shropshire indicates that the release of the parcel containing this site would have a high level of harm on the Green Belt due to encroachment on the countryside and weakening of the role of neighbouring areas of Green Belt. No sub-parcels were identified with less harm.</p> <p>This site in isolation is not well related to the built form of Albrighton being divorced from the development boundary.</p> <p>The site has some significant trees and hedgerows, including a TPO, and there may be priority habitats. These factors will require detailed consideration.</p> <p>Noise impacts from nearby roads and adjoining commercial uses would need to be assessed and managed.</p> <p>The site is located within a source protection zone, Environment Agency Guidance will need to be considered.</p> <p>The site performs poorly in Stage 2a Settlement Sustainability Appraisal. However, it performs fair in the Stage 2a Black Country Contribution Sustainability Appraisal.</p> <p>The site contains grades 1/2/3 agricultural land. Applying the precautionary principle this is considered best and most versatile agricultural land.</p> <p>The site is situated in Albrighton, which benefits from proximity to the Black Country and strong transport links via the M54/A5 corridor, A41 corridor and a railway station on the Shrewsbury to Wolverhampton line. However, given the scale of the site it is unlikely that in isolation it could accommodate a meaningful proportion of the proposed contribution to the unmet need of the Black Country.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Known Infrastructure Opportunities:	<p>Site could potentially be restored/enhanced as priority habitat.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Potential for Windfall?	<p>No</p>
Potential for Allocation?	<p>No</p>
Recommendation	<p>Retain as Green Belt</p>
Reasoning	<p>Safeguarded land available to meet settlement development requirements along with infill and exception site opportunities.</p> <p>The site in isolation is poorly related to the built form of the settlement (separating land is considered to form part of a sensitive Green Belt parcel, the release of which would have high harm).</p> <p>The site is considered to be located within a sensitive Green Belt parcel, the release of which would have high harm.</p> <p>Whilst the site's location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
Further Main Modification Required	<p>No</p>
If proposed for Allocation, Potential Capacity:	

**If proposed for Allocation
Design Requirements:**

- Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);
- Purpose 2 (merging of neighbouring towns);
- Purpose 3 (safeguarding countryside from encroachment);
- Purpose 4 (preserving setting/character of historic towns); and
- Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

***Green Belt Purposes
(where applicable):**

Site Assessment - Stage 3 Updated	
Site Reference:	ALB021
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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 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 site consists of land previously removed from the Green Belt and safeguarded for future development.
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<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>	
<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. Beamish La is not suitable for additional development traffic. However, if linked to ALB017 and Beamish La was improved or ALB 021 had vehicular access to Kingswood Rd via ALB 017 then the site could be developed.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Y. If vehicular and pedestrian links are achieved to the adjacent development site (ALB017) to facilitate sustainable travel to the village facilities and prevent additional traffic on Beamish Lane which is currently unsuitable for additional traffic. Also assumes a review of the A41 / Beamish Lane junction and consideration of closure.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	15
<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	The northern boundary forms an Environmental. Network corridor. This must be buffered. Requires botanical survey, ECH 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 Environmental. 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>	N/A
<i>Heritage Comments Management of Constraints:</i>	N/A
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	mature trees along northern boundary and hedgerows to south-west and east boundaries.
<i>Tree Comments Management of Constraints:</i>	development stand-off from trees along northern boundary.
<i>Tree Comments Opportunities:</i>	tree planting to enhance tree cover on site.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Rail to the north of the site and road to the east.
<i>Public Protection Comments Management of Constraints:</i>	Stand off distance, glazing and ventilation consideration and layout and orientation of dwellings plus boundary treatment as necessary to the road and rail.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal:	Poor
Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:	Fair
Relationship to the Black Country	The site is located to the east of Albrighton. Albrighton is located in east Shropshire on the A5/M54 Corridor - an area with a strong functional relationship to the Black Country. Albrighton benefits from strong road links to the Black Contry (around 4 miles to the list) via both the M54/A5 corridor and the A41 corridor. Albrighton benefits from a railway station, which is a regular stop on the Shrewsbury to Wolverhampton line. This railway station is within reasonable walking distance for the majority of the town.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Whilst Albrighton's proximity and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution.

Strategic Considerations:	<p>The site is located to the east of Albrighton within land safeguarded for future development. The site is separated from the Albrighton development boundary by another promoted site (ALB017), which forms the remainder of the safeguarded land. The site forms part of an environmental network and there are significant trees and hedgerows present, these will need due consideration.</p> <p>The site may be subject to other ecological interests which would need to be evaluated as part of any development scheme. Highways and noise impacts associated with the adjoining railway line would need to be fully assessed and managed. Existing road network and access will require improvement to accommodate development. Impact on the A41 / Beamish Lane junction also needs to be assessed.</p> <p>Highways and noise impacts associated with the adjoining railway line would need to be fully assessed and managed. The site performs poorly in Stage 2a Settlement Sustainability Appraisal. However, it performs fair in the Stage 2a Black Country Contribution Sustainability Appraisal.</p> <p>The site is located within a source protection zone, Environment Agency Guidance will need to be considered. The site contains grades 1/2/3 agricultural land. Applying the precautionary principle this is considered best and most versatile agricultural land.</p> <p>The site is situated in Albrighton, which benefits from proximity to the Black Country and strong transport links via the M54/A5 corridor, A41 corridor and a railway station on the Shrewsbury to Wolverhampton line. However, given the scale of the site it is unlikely that in isolation it could accommodate a meaningful proportion of the proposed contribution to the unmet need of the Black Country.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Traffic calming and extension of 30mph speed limit necessary.</p> <p>Need to consider capacity of junction of Beamish Lane with A41.</p> <p>The existing road network and access off Beamish Lane is not satisfactory and will require improvement to accommodate development, potentially by seeking access via ALB017 to Kingswood Road.</p> <p>Buffering of the railway line.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Known Infrastructure Opportunities:	<p>Site could enhance environmental network.</p> <p>Opportunity for high quality tree planting.</p> <p>The site should integrate into the existing built form of the settlement and the developments occurring on adjacent sites. Strategic links through the site and into the adjacent development site required - vehicular/cyclist/pedestrian and green infrastructure/environmental networks.</p> <p>This site should also be considered in the context of ALB017 - to ensure a rational approach to development and the provision of infrastructure.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Potential for Windfall?	<p>No</p>
Potential for Allocation?	<p>Yes</p>
Recommendation	<p>Allocate for development alongside ALB017.</p>
Reasoning	<p>The site is well related to the settlement within an area of safeguarded land identified to meet Albrighton's future development requirements and is a natural direction for expansion.</p> <p>Whilst the site performs poorly within Stage 2a Settlement Sustainability Appraisal of the Site Assessment process, this is primarily due to access to services and facilities. Enhancing access from the site to the services and facilities available within the town can be achieved through development of the site (in combination with ALB017). Furthermore additional green infrastructure provision can be achieved through development of the site (in combination with ALB017).</p> <p>Given its position geographically it is considered an appropriate site for housing development to meet the needs of the local community and its surrounding rural hinterland.</p> <p>Whilst the site's location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p>
Further Main Modification Required	<p>No</p>
If proposed for Allocation, Potential Capacity:	<p>ALB017 & ALB021 Total: 180 dwellings</p>

**If proposed for Allocation
Design Requirements:**

Comprehensive masterplan required for ALB017 and ALB021. Design and layout will ensure vehicular, cyclist and pedestrian access from ALB017 into ALB021. Contributions to jointly required infrastructure will be proportional, based on the level of development forecast.

An appropriately designed roundabout will be provided on Kingswood Road at the point of access into the site.

The 30mph zone on Kingswood Road will be extended to reflect the extent of the site and the impact on Beamish Lane/A41 junction assessed and mitigated. This will likely involve closure of this junction.

To enhance access to services and facilities in the town and achieve integrated communities, the development will include a northern vehicular, cyclist and pedestrian connection and any other appropriate pedestrian and cycle links into the saved SAMDev Allocation ALB002.

Green infrastructure will be provided through the site and link into the wider area. This provision will include an appropriate green buffer of the railway line and the associated green infrastructure corridor.

The pond on ALB017 will be appropriately assessed and managed (opportunity to integrate into open space provision). Where possible trees and hedgerows on the site should be retained and enhanced, supported by positive tree planting, particularly on areas of open space.

The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, which will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere.

***Green Belt Purposes
(where applicable):**

N/A

Site Assessment - Stage 3 Updated	
Site Reference:	ALB022
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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 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 weakly against purpose 2; moderately against purpose 3; and strongly against purpose 4. The Green Belt Review undertaken for Shropshire indicates that the release of the parcel containing this site would have a high level of harm on the Green Belt.
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<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>	
<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. Subject to visibility standards at access point onto A464 being acceptable.
<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):	9
<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	Requires EclA and surveys for bats, GCNs (ponds within 250m), badgers 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 Environmental. 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>	N/A
<i>Heritage Comments Management of Constraints:</i>	N/A
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	
<i>Tree Comments Management of Constraints:</i>	
<i>Tree Comments Opportunities:</i>	no trees or hedges on site. Opportunity to enhance cover through tree / hedge planting as part of a landscape scheme
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Possible land contamination having noted a feature on the site.
<i>Public Protection Comments Management of Constraints:</i>	Remediation likely.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal:	Poor
Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:	Fair
Relationship to the Black Country	The site is located to the south of Albrighton. Albrighton is located in east Shropshire on the A5/M54 Corridor - an area with a strong functional relationship to the Black Country. Albrighton benefits from strong road links to the Black Contry (around 4 miles to the list) via both the M54/A5 corridor and the A41 corridor. Albrighton benefits from a railway station, which is a regular stop on the Shrewsbury to Wolverhampton line. This railway station is within reasonable walking distance for the majority of the town.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Whilst Albrighton's proximity and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution.

<p>Strategic Considerations:</p>	<p>There is safeguarded land to the east of Albrighton intended to make provision for settlement development needs. This site is in Green Belt to the south of the settlement.</p> <p>As the sites availability is currently unknown, the site is not considered suitable for allocation. However it may have potential for future safeguarding.</p> <p>The Green Belt Assessment undertaken for Shropshire indicates that this site is located within a Green Belt parcel which performs weakly against purpose 2; moderately against purpose 3; and strongly against purpose 4.</p> <p>The Green Belt Review undertaken for Shropshire indicates that the release of the parcel containing this site would have a high level of harm on the Green Belt.</p> <p>The site is separated from the built form of the settlement.</p> <p>The site is located within a source protection zone, Environment Agency Guidance will need to be considered.</p> <p>The site performs poorly in Stage 2a Settlement Sustainability Appraisal. However, it performs fair in the Stage 2a Black Country Contribution Sustainability Appraisal.</p> <p>The site contains grades 1/2/3 agricultural land. Applying the precautionary principle this is considered best and most versatile agricultural land.</p> <p>The site is situated in Albrighton, which benefits from proximity to the Black Country and strong transport links via the M54/A5 corridor, A41 corridor and a railway station on the Shrewsbury to Wolverhampton line. However, given the scale of the site it is unlikely that in isolation it could accommodate a meaningful proportion of the proposed contribution to the unmet need of the Black Country.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Traffic calming and extension of 30mph speed limit necessary.</p> <p>Need to consider capacity of junction of Beamish Lane with A41.</p> <p>The existing road network and access off Beamish Lane is not satisfactory and will require improvement to accommodate development, potentially by seeking access via ALB017 to Kingswood Road.</p> <p>Buffering of the railway line.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Site could enhance environmental network.</p> <p>Opportunity for high quality tree planting.</p> <p>The site should integrate into the existing built form of the settlement and the developments occurring on adjacent sites.</p> <p>Strategic links through the site and into the adjacent development site required - vehicular/cyclist/pedestrian and green infrastructure/environmental networks.</p> <p>This site should also be considered in the context of ALB017 - to ensure a rational approach to development and the provision of infrastructure.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Retain as Green Belt</p>
<p>Reasoning</p>	<p>Safeguarded land available to meet settlement development requirements along with infill and exception site opportunities.</p> <p>The site is considered to be located within a sensitive Green Belt parcel, the release of which would have high harm.</p> <p>The site is separated from the built form of the settlement by land which is also located within the Green Belt, release of which would also have high harm.</p> <p>Whilst the site's location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
<p>Further Main Modification Required</p>	<p>No</p>
<p>If proposed for Allocation, Potential Capacity:</p>	

**If proposed for Allocation
Design Requirements:**

- Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);
- Purpose 2 (merging of neighbouring towns);
- Purpose 3 (safeguarding countryside from encroachment);
- Purpose 4 (preserving setting/character of historic towns); and
- Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

***Green Belt Purposes
(where applicable):**

Site Assessment - Stage 3 Updated	
Site Reference:	ALB023
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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 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 weakly against purpose 2; and moderately against purpose 3; and strongly against purpose 4. The Green Belt Review undertaken for Shropshire indicates that the release of the parcel containing this site would have a high level of harm on the Green Belt due to the critical role the parcel plays in preserving the setting of the historical settlement area within Albrighton. Whilst a sub-parcel was identified with a reduced harm, this did not include the land promoted within this site.
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<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>	Assumed via Harp 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. If capacity / safety checks are made on the use of Harp 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):	23
<i>Ecology Comments Significant Constraints:</i>	If priority habitats are present then the site should not be developed.
<i>Ecology Comments Other Constraints:</i>	The site may contain priority habitats - botanical survey required. The eastern boundary borders an Environmental. Network. Requires botanical survey, EclA and surveys for bats, GCNs (ponds within 500m), badgers, reptiles, invertebrates and nesting birds

<i>Ecology Comments Management of Constraints:</i>	If priority habitat, those 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 Environmental. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Site could potentially be restored/enhanced as priority habitat
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site wholly within Albrighton Conservation Area.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on character and appearance and setting of CA).
<i>Heritage Comments Opportunities:</i>	V high design quality required.
<i>Tree Comments Significant Constraints:</i>	within conservation area
<i>Tree Comments Other Constraints:</i>	mature trees to north and west boundaries, hedge to south and strip of woodland to eastern boundary.
<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. Ensure reasonable development stand-off from woodland.
<i>Tree Comments Opportunities:</i>	
<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 sight, no known constraints at this time.
Settlement Conclusion - Stage 2a Sustainability Appraisal:	Good
Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:	Fair
Relationship to the Black Country	The site is located to the south of Albrighton. Albrighton is located in east Shropshire on the A5/M54 Corridor - an area with a strong functional relationship to the Black Country. Albrighton benefits from strong road links to the Black Contry (around 4 miles to the list) via both the M54/A5 corridor and the A41 corridor. Albrighton benefits from a railway station, which is a regular stop on the Shrewsbury to Wolverhampton line. This railway station is within reasonable walking distance for the majority of the town.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Whilst Albrighton's proximity and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution.

Strategic Considerations:	<p>There is safeguarded land to the east of Albrighton intended to make provision for settlement development needs. This site is in Green Belt to the south of the settlement.</p> <p>The Green Belt Assessment undertaken for Shropshire indicates that this site is located within a Green Belt parcel which performs weakly against purpose 2; and moderately against purpose 3; and strongly against purpose 4.</p> <p>The Green Belt Review undertaken for Shropshire indicates that the release of the parcel containing this site would have a high level of harm on the Green Belt due to the critical role the parcel plays in preserving the setting of the historical settlement area within Albrighton. Whilst a sub-parcel was identified with a reduced harm, this did not include the land promoted within this site.</p> <p>The site is well related to the built form of Albrighton, close to services and facilities including the primary school.</p> <p>The site is wholly within Albrighton Conservation Area this is therefore a significant consideration, particularly with regard to design quality.</p> <p>The site also has some significant trees and may contain priority habitats. These factors will also require due consideration.</p> <p>The site has a very constrained road access via Harp Lane which will also serve the adjoining allocated site, Land at White Acres (ALB003) which has been identified to deliver retirement housing. It is unclear whether Harp Lane would have sufficient capacity to serve additional development.</p> <p>The site is located within a source protection zone, Environment Agency Guidance will need to be considered.</p> <p>The site contains grades 1/2/3 agricultural land. Applying the precautionary principle this is considered best and most versatile agricultural land.</p> <p>The site is situated in Albrighton, which benefits from proximity to the Black Country and strong transport links via the M54/A5 corridor, A41 corridor and a railway station on the Shrewsbury to Wolverhampton line. However, given the scale of the site it is unlikely that in isolation it could accommodate a meaningful proportion of the proposed contribution to the unmet need of the Black Country.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>It is unclear whether Harp Lane would have sufficient capacity to serve additional development.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Known Infrastructure Opportunities:	<p>Site could potentially be restored/enhanced as priority habitat.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Potential for Windfall?	<p>No</p>
Potential for Allocation?	<p>No</p>
Recommendation	<p>Retain as Green Belt</p>
Reasoning	<p>Safeguarded land available to meet settlement development requirements along with infill and exception site opportunities. The site is considered to be located within a sensitive Green Belt parcel, the release of which would have high harm.</p> <p>Whilst the site's location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
Further Main Modification Required	<p>No</p>
If proposed for Allocation, Potential Capacity:	

**If proposed for Allocation
Design Requirements:**

- Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);
- Purpose 2 (merging of neighbouring towns);
- Purpose 3 (safeguarding countryside from encroachment);
- Purpose 4 (preserving setting/character of historic towns); and
- Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

***Green Belt Purposes
(where applicable):**

Site Assessment - Stage 3 Updated	
Site Reference:	ALB024
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	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 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>	N/A
<i>Landscape Considerations: (from the LVSS)</i>	Not Assessed
<i>Visual Impact Considerations: (from the LVSS)</i>	Not Assessed
<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 field gate access to Shaw 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>	N There is insufficient width to achieve an estate road vehicle access with associated footway provision in the land available from the current field gate access. Also unlikely to be able to deliver a suitable junction onto Shaw 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):	23
<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	The railway line forms an Env. Network corridor. Requires EclA and surveys for GCNs (ponds within 500m), bats, badgers, reptiles and nesting birds. Hedgerows will need to be buffered.

<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance hedgerows/tree lines. 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>	Site access falls within the Albrighton Conservation Area. Possible effect of setting of Grade II Meeson Hall (NHLE ref. 1053697) . Archaeological remains of a former windmill (HER PRN 05365) may be present towards the southern end of the site.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on character and appearance and setting of CA and LB; archaeological DBA + field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	site fringed to east, south and west boundaries with belts of TPO trees
<i>Tree Comments Other Constraints:</i>	
<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>	enhance tree cover within site, to deliver net gain for biodiversity.
<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>	
Settlement Conclusion - Stage 2a Sustainability Appraisal:	Poor
Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:	Fair
Relationship to the Black Country	The site is located to the east of Albrighton. Albrighton is located in east Shropshire on the A5/M54 Corridor - an area with a strong functional relationship to the Black Country. Albrighton benefits from strong road links to the Black Contry (around 4 miles to the list) via both the M54/A5 corridor and the A41 corridor. Albrighton benefits from a railway station, which is a regular stop on the Shrewsbury to Wolverhampton line. This railway station is within reasonable walking distance for the majoriry of the town.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Whilst Albrighton's proximity and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution.

Strategic Considerations:	<p>The site is not located within the Green Belt. The site consists of a large field with well defined field boundaries. There are residential dwellings to west and south, land to the east is currently allocated for residential development and to the north is the school and associated playing fields.</p> <p>The site is currently only accessible via a field gate access onto Shaw Lane. There is insufficient width to achieve an estate road vehicle access in this location and it is also unlikely to be able to deliver a suitable junction onto Shaw Lane. However, an alternative access could potentially be achieved through the adjacent development site (to the east of this site), any such access would need to have due regard of trees along site boundaries.</p> <p>The site is bounded by substantial belts of TPO'd trees to east, west and south.</p> <p>The existing site access falls within the Albrighton Conservation Area.</p> <p>Possible effect of setting of Grade II Meeson Hall and the site may also have archaeological potential.</p> <p>The site is located within a source protection zone, Environment Agency Guidance will need to be considered.</p> <p>The site performs poorly in Stage 2a Settlement Sustainability Appraisal. However, it performs fair in the Stage 2a Black Country Contribution Sustainability Appraisal.</p> <p>The site contains grades 1/2/3 agricultural land. Applying the precautionary principle this is considered best and most versatile agricultural land.</p> <p>The site is situated in Albrighton, which benefits from proximity to the Black Country and strong transport links via the M54/A5 corridor, A41 corridor and a railway station on the Shrewsbury to Wolverhampton line. However, given the scale of the site it is unlikely that in isolation it could accommodate a meaningful proportion of the proposed contribution to the unmet need of the Black Country.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>The site is currently only accessible via a field gate access onto Shaw Lane. There is insufficient width to achieve an estate road vehicle access in this location and it is also unlikely to be able to deliver a suitable junction onto Shaw Lane. However, an alternative access could potentially be achieved through the adjacent development site to the east of this site), any such access would need to have due regard of trees along site boundaries.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Known Infrastructure Opportunities:	<p>Site could potentially be restored/enhanced as priority habitat.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Potential for Windfall?	<p>Yes</p>
Potential for Allocation?	<p>No</p>
Recommendation	<p>Potential for windfall development</p>
Reasoning	<p>The site is located within the development boundary.</p> <p>Any potential for windfall development is subject to identification and provision of an appropriate vehicular, cycle and pedestrian access. The current potential point of access is significantly constrained due to the width of available land, which means an appropriate access is unlikely to be achievable, and the limited ability to achieve a suitable junction onto Shaw Lane. However, an alternative access could potentially be achieved through the adjacent development site (to the east of this site), although any such access would be subject to highway approval and would need to have due regard of trees along site boundaries.</p> <p>Whilst the site performs poorly within the Sustainability Appraisal this is primarily due to access to services and facilities. Development could provide enhanced access to services and facilities and on-site green infrastructure.</p> <p>In addition to the above factors, any potential for windfall development is also subject to factors such as appropriate enhancement of site boundaries, due consideration of heritage assets in the area and the protection and integration of TPOs along site boundaries.</p> <p>Whilst the site's location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
Further Main Modification Required	<p>No</p>
If proposed for Allocation, Potential Capacity:	

**If proposed for Allocation
Design Requirements:**

***Green Belt Purposes
(where applicable):**

N/A

Site Assessment - Stage 3 Updated	
Site Reference:	P32a
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	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 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 weakly against purpose 2 and purpose 3; and moderately against purpose 4. The Green Belt Review undertaken for Shropshire indicates that the release of the sub-parcel containing this site would have a low-moderate level of harm on the Green Belt.
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<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>	
<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):	12
<i>Ecology Comments Significant Constraints:</i>	If priority habitats are present then those areas of the site should not be developed, reducing the developable area available.
<i>Ecology Comments Other Constraints:</i>	The southern boundary forms an Environmental. Network corridor. This must be buffered. There is a pond on the site - if this contains GCNs then a min. 50m buffer will be required. The site may contain priority habitats - botanical survey required. Requires botanical survey, EclA and surveys for bats, GCNs (ponds within 500m), badgers, reptiles, invertebrates and nesting birds.

<i>Ecology Comments Management of Constraints:</i>	If priority habitat, those 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 Environmental. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Site could potentially be restored/enhanced as priority habitat
<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>	mature hedgerows within and around site and trees to southern boundary.
<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>	plant large, long-lived trees within site open space as part of a quality landscape scheme.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Noise from A41 and railway.
<i>Public Protection Comments Management of Constraints:</i>	Stand off distance, glazing and ventilation consideration and layout and orientation of dwellings plus boundary treatment as necessary to the rail and road.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal:	Good
Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:	Fair
Relationship to the Black Country	The site is located to the east of Albrighton. Albrighton is located in east Shropshire on the A5/M54 Corridor - an area with a strong functional relationship to the Black Country. Albrighton benefits from strong road links to the Black Contry (around 4 miles to the list) via both the M54/A5 corridor and the A41 corridor. Albrighton benefits from a railway station, which is a regular stop on the Shrewsbury to Wolverhampton line. This railway station is within reasonable walking distance for the majority of the town.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Albrighton's proximity and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

<p>Strategic Considerations:</p>	<p>There is safeguarded land to the east of Albrighton intended to make provision for settlement development needs. This site is in Green Belt to the east of the settlement.</p> <p>As the sites availability is currently unknown, the site is not considered suitable for allocation. However it may have potential for future safeguarding.</p> <p>The Green Belt Assessment undertaken for Shropshire indicates that this site is located within a Green Belt parcel which performs weakly against purpose 2 and purpose 3; and moderately against purpose 4.</p> <p>The Green Belt Review undertaken for Shropshire indicates that the release of the sub-parcel containing this site would have a low-moderate level of harm on the Green Belt.</p> <p>The site is bounded by the Albrighton By-Pass and railway line (noise associated with these features will require due consideration). Whilst the site is adjacent to the built form of the settlement/land safeguarded for future development, it is some distance from the majority of the services and facilities in the settlement. The site is located within a parcel with medium landscape and visual impact for housing and medium-high impact for employment.</p> <p>The site also contains some significant trees/hedgerows and may contain priority habitats. These factors will require due consideration.</p> <p>The site is located within a source protection zone, Environment Agency Guidance will need to be considered.</p> <p>The site contains grades 1/2/3 agricultural land. Applying the precautionary principle this is considered best and most versatile agricultural land.</p> <p>The site is situated in Albrighton, which benefits from proximity to the Black Country and strong transport links via the M54/A5 corridor, A41 corridor and a railway station on the Shrewsbury to Wolverhampton line. The site is also of a sufficient scale to accommodate a meaningful proportion of the proposed contribution to the unmet need of the Black Country, should it be identified as a proposed allocation.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Site could potentially be restored/enhanced as priority habitat.</p> <p>Opportunity for high quality tree planting to form the focus for open space provision on the site.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Remove from the Green Belt and safeguard for future development.</p>
<p>Reasoning</p>	<p>Safeguarded land available to meet settlement development requirements along with infill and exception site opportunities. The sites availability is currently unknown.</p> <p>Due to the sites location, bounded by the Albrighton By-Pass and Railway Line and separated from the services and facilities available within the settlement by these physical features, it is likely that future use for employment purposes will be considered most appropriate. Removing land from the Green Belt is subject to identification of exceptional circumstances, this will be detailed within a Green Belt: Exceptional Circumstances Statement.</p> <p>These uses would need to complement existing uses on the site and in the surrounding area.</p> <p>Whilst the site's size and location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
<p>Further Main Modification Required</p>	<p>No</p>
<p>If proposed for Allocation, Potential Capacity:</p>	

**If proposed for Allocation
Design Requirements:**

- Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);
- Purpose 2 (merging of neighbouring towns);
- Purpose 3 (safeguarding countryside from encroachment);
- Purpose 4 (preserving setting/character of historic towns); and
- Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

***Green Belt Purposes
(where applicable):**

Site Assessment - Stage 3 Updated	
Site Reference:	P32b
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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 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 weakly against purpose 2 and purpose 3; and moderately against purpose 4. The Green Belt Review undertaken for Shropshire indicates that the release of the parcel containing this site would have a moderate level of harm on the Green Belt.
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<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>	
<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):	13
<i>Ecology Comments Significant Constraints:</i>	If priority habitats are present then the site should not be developed.
<i>Ecology Comments Other Constraints:</i>	The site may contain priority habitats - botanical survey required. The southern boundary forms an Environmental. Network corridor. The hedgerows/tree lines should be buffered. Requires botanical survey, Ecology surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds.

<i>Ecology Comments Management of Constraints:</i>	If priority habitat, the 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 Environmental. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Site could potentially be restored/enhanced as priority habitat
<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>	mature trees to north and west boundaries
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. Smallish site needs careful attention to shading and other constraints posed by trees.
<i>Tree Comments Opportunities:</i>	
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Noise from A41 and railway. Farm to the east creating possible noise, odours, dust.
<i>Public Protection Comments Management of Constraints:</i>	Stand off distance, glazing and ventilation consideration and layout and orientation of dwellings plus boundary treatment as necessary to the rail and road. As this is a rather small site and noise sources surround it mitigation may be difficult or constrain the amount of development that can take place.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal:	Fair
Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:	Fair
Relationship to the Black Country	The site is located to the north of Albrighton. Albrighton is located in east Shropshire on the A5/M54 Corridor - an area with a strong functional relationship to the Black Country. Albrighton benefits from strong road links to the Black Contry (around 4 miles to the list) via both the M54/A5 corridor and the A41 corridor. Albrighton benefits from a railway station, which is a regular stop on the Shrewsbury to Wolverhampton line. This railway station is within reasonable walking distance for the majority of the town.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Whilst Albrighton's proximity and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution.

Strategic Considerations:	<p>There is safeguarded land to the east of Albrighton intended to make provision for settlement development needs. This site is in Green Belt to the north of the settlement.</p> <p>As the sites availability is currently unknown, the site is not considered suitable for allocation. However it may have potential for future safeguarding.</p> <p>The Green Belt Assessment undertaken for Shropshire indicates that this site is located within a Green Belt parcel which performs weakly against purpose 2 and purpose 3; and moderately against purpose 4.</p> <p>The Green Belt Review undertaken for Shropshire indicates that the release of the parcel containing this site would have a moderate level of harm on the Green Belt.</p> <p>The site is bounded by the Albrighton By-Pass and railway line (noise associated with these features will require due consideration). The site is separated from the built form of the settlement by the railway line and other land. It is also some distance from the majority of the services and facilities in the settlement.</p> <p>The site also contains some mature trees and may contain priority habitats, these factors will require due consideration.</p> <p>The site is located within a source protection zone, Environment Agency Guidance will need to be considered.</p> <p>The site contains grades 1/2/3 agricultural land. Applying the precautionary principle this is considered best and most versatile agricultural land.</p> <p>The site is situated in Albrighton, which benefits from proximity to the Black Country and strong transport links via the M54/A5 corridor, A41 corridor and a railway station on the Shrewsbury to Wolverhampton line. However, given the scale of the site it is unlikely that in isolation it could accommodate a meaningful proportion of the proposed contribution to the unmet need of the Black Country.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Known Infrastructure Opportunities:	<p>Site could potentially be restored/enhanced as priority habitat.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Potential for Windfall?	<p>No</p>
Potential for Allocation?	<p>No</p>
Recommendation	<p>Retain as Green Belt</p>
Reasoning	<p>Safeguarded land available to meet settlement development requirements along with infill and exception site opportunities. The sites availability is currently unknown.</p> <p>The site is separated from the built form of the settlement by the railway line and other land (separating land is considered to form part of a sensitive Green Belt parcel, the release of which would have high harm).</p> <p>Whilst the site's location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
Further Main Modification Required	<p>No</p>
If proposed for Allocation, Potential Capacity:	

**If proposed for Allocation
Design Requirements:**

- Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);
- Purpose 2 (merging of neighbouring towns);
- Purpose 3 (safeguarding countryside from encroachment);
- Purpose 4 (preserving setting/character of historic towns); and
- Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

***Green Belt Purposes
(where applicable):**

Site Assessment - Stage 3 Updated	
Site Reference:	P32c
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	12%
<i>Percentage of site in Flood Zone 2:</i>	15%
<i>Percentage of site in Flood Zone 1:</i>	85%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	8%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	12%
<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 within 20m of a detailed river network:</i>	6%
<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 weakly against purpose 2 and purpose 3; and moderately against purpose 4. The Green Belt Review undertaken for Shropshire indicates that the release of the parcel containing this site would have a moderate level of harm on the Green Belt.
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<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>	
<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):	12
<i>Ecology Comments Significant Constraints:</i>	If priority habitats are present then those areas of the site should not be developed, reducing the developable area available. The Environmental. Network corridor/tree lines/hedgerows/scrub/ditch should be retained and buffered, reducing the developable area available.
<i>Ecology Comments Other Constraints:</i>	The site may contain priority habitats - botanical survey required. The eastern section of the site and southern boundaries are Environmental. Network corridor. Requires botanical survey, EclA and surveys for bats - GCNs (ponds within 500m), badgers, reptiles, invertebrates and nesting birds.

<i>Ecology Comments Management of Constraints:</i>	If priority habitats, those 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 Environmental. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Site could potentially be restored/enhanced as priority habitat
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Possible impact on setting of Scheduled Monument of Moated site 330m south west of Humphreston Hall (NHLE ref. 1019203). Medium sized site in proximity to a moated site suggests that it may have some archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (setting assessment, archaeological DBA + field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	mature trees and hedgerows to site boundaries. North-west corner of site is constrained by mature trees and south-east by narrowness and scrub woodland
<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>	plant large, long-lived trees within site open space as part of a quality landscape scheme.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Noise from A41 and railway.
<i>Public Protection Comments Management of Constraints:</i>	Stand off distance, glazing and ventilation consideration and layout and orientation of dwellings plus boundary treatment as necessary to the rail and road.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal:	Fair
Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:	Fair
Relationship to the Black Country	The site is located to the north of Albrighton. Albrighton is located in east Shropshire on the A5/M54 Corridor - an area with a strong functional relationship to the Black Country. Albrighton benefits from strong road links to the Black Contry (around 4 miles to the list) via both the M54/A5 corridor and the A41 corridor. Albrighton benefits from a railway station, which is a regular stop on the Shrewsbury to Wolverhampton line. This railway station is within reasonable walking distance for the majority of the town.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Albrighton's proximity and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

Strategic Considerations:	<p>There is safeguarded land to the east of Albrighton intended to make provision for settlement development needs. This site is in Green Belt to the north of the settlement.</p> <p>As the sites availability is currently unknown, the site is not considered suitable for allocation. However it may have potential for future safeguarding.</p> <p>The Green Belt Assessment undertaken for Shropshire indicates that this site is located within a Green Belt parcel which performs weakly against purpose 2 and purpose 3; and moderately against purpose 4.</p> <p>The Green Belt Review undertaken for Shropshire indicates that the release of the parcel containing this site would have a moderate level of harm on the Green Belt.</p> <p>The site is bounded by the Albrighton By-Pass and railway line (noise associated with these features will require due consideration). The site is separated from the built form of the settlement by the railway line and other land. It is also some distance from the majority of the services and facilities in the settlement.</p> <p>15% of the site is located within flood zones 2 and/or 3, this is the element of the site most closely associated with the built form of Albrighton.</p> <p>8% of the site is located within the 30 year surface flood zone, 12% within the 100 year surface flood risk zones and 21% within the 1,000 year surface flood zone.</p> <p>The site also contains some mature trees; may contain priority habitats; and is adjacent to a scheduled monument. These factors will require due consideration.</p> <p>The site is located within a source protection zone, Environment Agency Guidance will need to be considered.</p> <p>The site contains grades 1/2/3 agricultural land. Applying the precautionary principle this is considered best and most versatile agricultural land.</p> <p>The site is situated in Albrighton, which benefits from proximity to the Black Country and strong transport links via the M54/A5 corridor, A41 corridor and a railway station on the Shrewsbury to Wolverhampton line. The site is also of a sufficient scale to accommodate a meaningful proportion of the proposed contribution to the unmet need of the Black Country, should it be identified as a proposed allocation.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Known Infrastructure Opportunities:	<p>Site could potentially be restored/enhanced as priority habitat.</p> <p>Opportunity for high quality tree planting to form the focus for open space provision on the site.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Potential for Windfall?	<p>No</p>
Potential for Allocation?	<p>No</p>
Recommendation	<p>Retain as Green Belt</p>
Reasoning	<p>Safeguarded land available to meet settlement development requirements along with infill and exception site opportunities. The sites availability is currently unknown.</p> <p>The site is separated from the built form of the settlement by the railway line and other land (separating land is considered to form part of a sensitive Green Belt parcel, the release of which would have high harm).</p> <p>The element of the site is closest proximity to the built form of the settlement is located within flood zones 2 and/or 3.</p> <p>The site is adjacent to a scheduled monument.</p> <p>Whilst the site's size and location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
Further Main Modification Required	<p>No</p>
If proposed for Allocation, Potential Capacity:	

**If proposed for Allocation
Design Requirements:**

- Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);
- Purpose 2 (merging of neighbouring towns);
- Purpose 3 (safeguarding countryside from encroachment);
- Purpose 4 (preserving setting/character of historic towns); and
- Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

***Green Belt Purposes
(where applicable):**

Site Assessment - Stage 3 Updated	
Site Reference:	P35
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	2%
<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>	10%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	14%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	28%
<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 within 20m of a detailed river network:</i>	18%
<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 weakly against purpose 2; moderately against purpose 3; and strongly against purpose 4. The Green Belt Review undertaken for Shropshire indicates that the release of the parcel containing this site would have a high level of harm on the Green Belt. However, a sub-parcel has been identified which would result in a moderate level of harm to the Green Belt, this sub-area represents an element of this site.
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<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>	
<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. This site could accommodate 1,158 homes and the impact on the highway in the vicinity could be very significant. In particular it will be necessary to assessments the A41 bypass junction (eastern end). However, the site should have the financial capacity to afford all necessary mitigation. Two access points onto Kingswood Road will need to be created and traffic from the centre of the site should be able to reach both access points. This would also enable public transport to be potentially re-routes through the site from Kingswood Road. Excellent pedestrian and cycle provision, including links to ALB008 and the school are critical to minimising single occupancy car traffic generated by the site.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	21
<i>Ecology Comments Significant Constraints:</i>	The developable area is much reduced by the presence of the Environmental. Network (and its associated habitats).
<i>Ecology Comments Other Constraints:</i>	Much of the site is Environmental. Network core habitat or corridors. The Environmental. Network must be retained and enhanced. There are ponds on/adjacent to the site and a ditch/drain along the southern boundary. The site may contain priority habitats - botanical survey required. There are PROWs and TPOs on the site. Requires botanical survey, ECLA and a survey for bats (buildings, trees and transects), GCNs (ponds within 500m), badgers, white-clawed crayfish, otters, water voles, invertebrates, reptiles and nesting birds.

<i>Ecology Comments Management of Constraints:</i>	Environmental. Network and priority habitats must not be developed. 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 Environmental. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Parts of the site could potentially be restored/enhanced as priority habitat. Habitat connectivity and POS could be enhanced.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site partially within Shifnal Conservation Area. Includes part of non-designated historic parkland for Albrighton Hall and also has potential to impact on setting of non-designated Albrighton Hall. Some metal detectorist finds and large size of site suggests it has some archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on character and appearance and setting of CA; impacts on non-designated parklands and setting of Albrighton Hall; archaeological DBA + field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	north-western part of site in conservation area. Strip of TPO woodland projects into central northern part of site.
<i>Tree Comments Other Constraints:</i>	mature trees and groups of trees and hedges around and throughout site.
<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>	large area of land so affords opportunity to integrate existing trees and groups of trees within a matrix of open space and natural habitat.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road noise to the east, particularly from the A41. Possible noise from Albrighton Hotel.
<i>Public Protection Comments Management of Constraints:</i>	Stand off distance, glazing and ventilation consideration and layout and orientation of dwellings plus boundary treatment as necessary to the road and hotel noise.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal:	Fair
Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:	Fair
Relationship to the Black Country	The site is located to the south of Albrighton. Albrighton is located in east Shropshire on the A5/M54 Corridor - an area with a strong functional relationship to the Black Country. Albrighton benefits from strong road links to the Black Contry (around 4 miles to the list) via both the M54/A5 corridor and the A41 corridor. Albrighton benefits from a railway station, which is a regular stop on the Shrewsbury to Wolverhampton line. This railway station is within reasonable walking distance for the majority of the town.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Albrighton's proximity and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

<p>Strategic Considerations:</p>	<p>There is safeguarded land to the east of Albrighton intended to make provision for settlement development needs. This site is in Green Belt to the south of the settlement.</p> <p>As the sites availability is currently unknown, the site is not considered suitable for allocation. However it may have potential for future safeguarding.</p> <p>The Green Belt Assessment undertaken for Shropshire indicates that this site is located within a Green Belt parcel which performs weakly against purpose 2; moderately against purpose 3; and strongly against purpose 4.</p> <p>The Green Belt Review undertaken for Shropshire indicates that the release of the parcel containing this site would have a high level of harm on the Green Belt. However, a sub-parcel has been identified which would result in a moderate level of harm to the Green Belt, this sub-area represents an element of this site.</p> <p>Development of the entirety of the site would result in the need for an assessment of the eastern end of the A41 By-Pass junction; two access points onto Kingswood Road (this would also allow for public transport to be re-routed); and excellent pedestrian/cyclist links.</p> <p>10% of the site is located within the 30 year surface flood zone, 14% within the 100 year surface flood risk zones and 28% within the 1,000 year surface flood zone.</p> <p>The site contains environmental networks, which must be retained/enhanced.</p> <p>The site contains ponds and may contain priority habitats; part of the site is located within a conservation area; the site also includes part of a non-designated historic parkland and could impact on the setting of the non-designated Albrighton Hall; there are trees subject to TPO protection; and mature trees and hedgerows on the site.</p> <p>For the sub-area of the site it is expected that these factors will require proportional consideration, although some issues may only apply to the wider site.</p> <p>The site is located within a source protection zone, Environment Agency Guidance will need to be considered.</p> <p>The site contains grades 1/2/3 agricultural land. Applying the precautionary principle this is considered best and most versatile agricultural land.</p> <p>The site is situated in Albrighton, which benefits from proximity to the Black Country and strong transport links via the M54/A5 corridor, A41 corridor and a railway station on the Shrewsbury to Wolverhampton line. The site is also of a sufficient scale to accommodate a meaningful proportion of the proposed contribution to the unmet need of the Black Country, should it be identified as a proposed allocation.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Development of the entirety of the site would result in the need for an assessment of the eastern end of the A41 By-Pass junction; two access points onto Kingswood Road (this would also allow for public transport to be re-routed); and excellent pedestrian/cyclist links. For the identified sub-area, these requirements would need to be proportional to the scale of development proposed. Flood risk (FZ2 and/or 3) relates to SW corner of parcel.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Site could potentially be restored/enhanced as priority habitat.</p> <p>Opportunity for high quality tree planting to form the focus for open space provision on the site.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Remove the identified sub-area from the Green Belt and safeguard for future development.</p>
<p>Reasoning</p>	<p>Safeguarded land available to meet settlement development requirements along with infill and exception site opportunities. The sites availability is currently unknown.</p> <p>The site is considered to be located within a sensitive Green Belt parcel, the release of which would have high harm. However, a sub-parcel has been identified which would result in a moderate level of harm to the Green Belt, this sub-area represents an element of this site. Removing land from the Green Belt is subject to identification of exceptional circumstances, this will be detailed within a Green Belt: Exceptional Circumstances Statement.</p> <p>The wider site contains designated and undesignated heritage assets, however these are considered to be focused outside the identified sub-parcel.</p> <p>The site contains ecological assets, however the majority of which are outside the identified sub-parcel.</p> <p>The wider site would require significant highway improvements, these would need to be provided proportional to the level and impact of development on the sub-parcel.</p> <p>Whilst the site's size and location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
<p>Further Main Modification Required</p>	<p>No</p>
<p>If proposed for Allocation, Potential Capacity:</p>	

**If proposed for Allocation
Design Requirements:**

- Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);
- Purpose 2 (merging of neighbouring towns);
- Purpose 3 (safeguarding countryside from encroachment);
- Purpose 4 (preserving setting/character of historic towns); and
- Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

***Green Belt Purposes
(where applicable):**

Site Assessment - Stage 3 Updated	
Site Reference:	P36a
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	15%
<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 within 20m of a detailed river network:</i>	7%
<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 weakly against purpose 2; moderately against purpose 3; and strongly against purpose 4. The Green Belt Review undertaken for Shropshire indicates that the release of the parcel containing this site would have a high level of harm on the Green Belt.
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<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>	Cross Road Patshull Road Holyhead 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 development will fund site frontage improvements along Cross Road and Patshull Road, including widening, provision of footway and extension of speed limits. Also assumes development will fund review and improvements at three junctions - Holyhead Road / Cross Road, Holyhead Road / Patshull Road and Cross Road / Patshull Road. The extent of these reviews and improvements will be dependent upon the layout of the development and decisions on the most appropriate access points for a development of potentially 696 homes. A new access onto Holyhead Road may be appropriate.
<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 developable area available due to presence of ponds.
<i>Ecology Comments Other Constraints:</i>	An Environmental. Network corridor (a ditch) runs through part of the site. There are a number of ponds on the site. Ponds (priority habitat) should be retained, buffered and connectivity increased, which will reduce the developable area available. If GCNs are present in any of the ponds, buffers of at least 50m are likely to be required. Requires Ecla and surveys for bats (in trees), GCNs (ponds within 500m), badgers and nesting birds. The hedgerows 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 Environmental. 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 large size, so may have some archaeological potential
<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>	hedgerows and mature trees and groups of trees 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 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.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road noise to the boundaries of the site. Commercial operation to the northwest creating possible noise, dusts, odour.
<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.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal:	Fair
Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:	Fair
Relationship to the Black Country	The site is located to the south of Albrighton. Albrighton is located in east Shropshire on the A5/M54 Corridor - an area with a strong functional relationship to the Black Country. Albrighton benefits from strong road links to the Black Contry (around 4 miles to the list) via both the M54/A5 corridor and the A41 corridor. Albrighton benefits from a railway station, which is a regular stop on the Shrewsbury to Wolverhampton line. This railway station is within reasonable walking distance for the majority of the town.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Albrighton's proximity and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

Strategic Considerations:	<p>There is safeguarded land to the east of Albrighton intended to make provision for settlement development needs. This site is in Green Belt to the south of the settlement.</p> <p>As the sites availability is currently unknown, the site is not considered suitable for allocation. However it may have potential for future safeguarding.</p> <p>The Green Belt Assessment undertaken for Shropshire indicates that this site is located within a Green Belt parcel which performs weakly against purpose 2; moderately against purpose 3; and strongly against purpose 4.</p> <p>The Green Belt Review undertaken for Shropshire indicates that the release of the parcel containing this site would have a high level of harm on the Green Belt.</p> <p>5% of the site is located within the 30 year surface flood zone, 7% within the 100 year surface flood risk zones and 15% within the 1,000 year surface flood zone.</p> <p>Whilst the sites northern point is adjacent to the built form of the settlement, the site generally has a poor relationship to the built form of Albrighton and projects into the countryside.</p> <p>The site may have archaeological potential.</p> <p>The site is located within a source protection zone, Environment Agency Guidance will need to be considered.</p> <p>The site contains grades 1/2/3 agricultural land. Applying the precautionary principle this is considered best and most versatile agricultural land.</p> <p>The site is situated in Albrighton, which benefits from proximity to the Black Country and strong transport links via the M54/A5 corridor, A41 corridor and a railway station on the Shrewsbury to Wolverhampton line. The site is also of a sufficient scale to accommodate a meaningful proportion of the proposed contribution to the unmet need of the Black Country, should it be identified as a proposed allocation.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Known Infrastructure Opportunities:	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Potential for Windfall?	<p>No</p>
Potential for Allocation?	<p>No</p>
Recommendation	<p>Retain as Green Belt</p>
Reasoning	<p>Safeguarded land available to meet settlement development requirements along with infill and exception site opportunities. The sites availability is currently unknown.</p> <p>The site is considered to be located within a sensitive Green Belt parcel, the release of which would have high harm.</p> <p>The site is poorly related to the built form of the settlement.</p> <p>Whilst the site's size and location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
Further Main Modification Required	<p>No</p>
If proposed for Allocation, Potential Capacity:	

**If proposed for Allocation
Design Requirements:**

- Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);
- Purpose 2 (merging of neighbouring towns);
- Purpose 3 (safeguarding countryside from encroachment);
- Purpose 4 (preserving setting/character of historic towns); and
- Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

***Green Belt Purposes
(where applicable):**

Site Assessment - Stage 3 Updated	
Site Reference:	P36b
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	4%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	10%
<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 within 20m of a detailed river network:</i>	3%
<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 weakly against purpose 2; moderately against purpose 3; and strongly against purpose 4. The Green Belt Review undertaken for Shropshire indicates that the release of the parcel containing this site would have a high level of harm on the Green Belt.
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<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>	Patshull Road Newhouse Lane Holyhead 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 development will fund site frontage improvements along Newhouse Lane and Patshull Road, including widening, provision of footway and extension of speed limits. Also assumes development will fund review and improvements at four junctions - Holyhead Road / Patshull Road, Cross Road / Patshull Road, Newhouse Lane / Holyhead Road and Newhouse Lane / Cross Road. The extent of these reviews and improvements will be dependent upon the layout of the development and decisions on the most appropriate access points for a development of potentially 1688 homes. A new access onto Holyhead Road may be appropriate.
<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 site would not be able to deliver necessary improvements to Patshull Road or Newhouse Lane north of the site frontages for both vehicular and sustainable modes of transport to access Albrighton.
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 available due to presence of ponds.
<i>Ecology Comments Other Constraints:</i>	An Environmental. Network corridor (a ditch) runs through part of site. There are a number of ponds on and in close proximity to the site. Ponds (priority habitat) should be retained, buffered and connectivity increased, which will reduce the developable area available. If GCNs are present in any of the ponds, buffers of at least 50m are likely to be required. Requires ECLA and surveys of bats, in trees), GCNs (ponds within 500m), badgers and nesting birds. The hedgerows will need to be appropriately buffered. PROWs cross the site.

<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 Environmental. 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>	Very large site which would be likely to impact on the settings of Grade II listed Lea Hall (NHLE ref. 1274036) and Boningale Conservation Area. Site would substantially reduce spatial separation between Albrighton and Boningale. Numerous metal detectorist finds from the site which suggests it may have archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on setting of LBs and CA; archaeological DBA + field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	hedgerows and mature trees and groups of trees around and within site
<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 adjacent southern boundary.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Roads around boundary of the site creating noise.
<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.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal:	Good
Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:	Good
Relationship to the Black Country	The site is located to the south of Albrighton. Albrighton is located in east Shropshire on the A5/M54 Corridor - an area with a strong functional relationship to the Black Country. Albrighton benefits from strong road links to the Black Contry (around 4 miles to the list) via both the M54/A5 corridor and the A41 corridor. Albrighton benefits from a railway station, which is a regular stop on the Shrewsbury to Wolverhampton line. This railway station is within reasonable walking distance for the majority of the town.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Albrighton's proximity and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

<p>Strategic Considerations:</p>	<p>There is safeguarded land to the east of Albrighton intended to make provision for settlement development needs. This site is in Green Belt to the south of the settlement.</p> <p>As the sites availability is currently unknown, the site is not considered suitable for allocation. However it may have potential for future safeguarding.</p> <p>The Green Belt Assessment undertaken for Shropshire indicates that this site is located within a Green Belt parcel which performs weakly against purpose 2; moderately against purpose 3; and strongly against purpose 4.</p> <p>The Green Belt Review undertaken for Shropshire indicates that the release of the parcel containing this site would have a high level of harm on the Green Belt.</p> <p>A small proportion of the site is located within 30 and/or 100 year surface water flooding. 10% of the site is within the 1,000 year surface flood zone.</p> <p>The site is separated from the built form of the settlement and projects into the countryside.</p> <p>Development could impact on settings of Grade II listed Lea Hall and Boningale Conservation Area. Site would substantially reduce spatial separation between Albrighton and Boningale.</p> <p>The site may have archaeological potential.</p> <p>The site is located within a source protection zone, Environment Agency Guidance will need to be considered.</p> <p>The site contains grades 1/2/3 agricultural land. Applying the precautionary principle this is considered best and most versatile agricultural land.</p> <p>The site is situated in Albrighton, which benefits from proximity to the Black Country and strong transport links via the M54/A5 corridor, A41 corridor and a railway station on the Shrewsbury to Wolverhampton line. The site is also of a sufficient scale to accommodate a meaningful proportion of the proposed contribution to the unmet need of the Black Country, should it be identified as a proposed allocation.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Retain as Green Belt</p>
<p>Reasoning</p>	<p>Safeguarded land available to meet settlement development requirements along with infill and exception site opportunities.</p> <p>The sites availability is currently unknown.</p> <p>Development could impact on settings of Grade II listed Lea Hall and Boningale Conservation Area. Site would substantially reduce spatial separation between Albrighton and Boningale.</p> <p>The site is considered to be located within a sensitive Green Belt parcel, the release of which would have high harm.</p> <p>The site is poorly related to the built form of the settlement.</p> <p>Whilst the site's size and location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
<p>Further Main Modification Required</p>	<p>No</p>
<p>If proposed for Allocation, Potential Capacity:</p>	

**If proposed for Allocation
Design Requirements:**

- Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);
- Purpose 2 (merging of neighbouring towns);
- Purpose 3 (safeguarding countryside from encroachment);
- Purpose 4 (preserving setting/character of historic towns); and
- Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

***Green Belt Purposes
(where applicable):**

Site Assessment - Stage 3 Updated	
Site Reference:	P37a
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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 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 weakly against purpose 2; moderately against purpose 3; and strongly against purpose 4. The Green Belt Review undertaken for Shropshire indicates that the release of the parcel containing this site would have a high level of harm on the Green Belt.
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<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>	Holyhead Road Cross Road Green 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>	Assuming access onto Cross Road with extension of speed limit and provision of footway along site frontage. Access onto Green Lane should not be allowed unless improvements to Green Lane north of the site can be delivered.
<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):	13
<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	Requires Ecla and surveys for bats (in trees), GCNs (ponds within 500m), badgers and nesting birds. The hedgerow 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 Environmental. 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>	Poor spatial relationship with existing settlement form. No 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 + field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	hedgerows and mature trees within and around 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 enhance tree cover in association with future development.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road noise to the boundaries of the site. Commercial operation to the east creating possible noise, dusts, odour.
<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.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal:	Poor
Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:	Fair
Relationship to the Black Country	The site is located to the south of Albrighton. Albrighton is located in east Shropshire on the A5/M54 Corridor - an area with a strong functional relationship to the Black Country. Albrighton benefits from strong road links to the Black Contry (around 4 miles to the list) via both the M54/A5 corridor and the A41 corridor. Albrighton benefits from a railway station, which is a regular stop on the Shrewsbury to Wolverhampton line. This railway station is within reasonable walking distance for the majority of the town.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Albrighton's proximity and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

<p>Strategic Considerations:</p>	<p>There is safeguarded land to the east of Albrighton intended to make provision for settlement development needs. This site is in Green Belt to the south of the settlement.</p> <p>As the sites availability is currently unknown, the site is not considered suitable for allocation. However it may have potential for future safeguarding.</p> <p>The Green Belt Assessment undertaken for Shropshire indicates that this site is located within a Green Belt parcel which performs weakly against purpose 2; moderately against purpose 3; and strongly against purpose 4.</p> <p>The Green Belt Review undertaken for Shropshire indicates that the release of the parcel containing this site would have a high level of harm on the Green Belt.</p> <p>The site is separated from the built form of the settlement and projects into the countryside.</p> <p>The site may have archaeological potential.</p> <p>The site is located within a source protection zone, Environment Agency Guidance will need to be considered.</p> <p>The site performs poorly in Stage 2a Settlement Sustainability Appraisal. However, it performs fair in the Stage 2a Black Country Contribution Sustainability Appraisal.</p> <p>The site contains grades 1/2/3 agricultural land. Applying the precautionary principle this is considered best and most versatile agricultural land.</p> <p>The site is situated in Albrighton, which benefits from proximity to the Black Country and strong transport links via the M54/A5 corridor, A41 corridor and a railway station on the Shrewsbury to Wolverhampton line. The site is also of a sufficient scale to accommodate a meaningful proportion of the proposed contribution to the unmet need of the Black Country, should it be identified as a proposed allocation.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Retain as Green Belt</p>
<p>Reasoning</p>	<p>Safeguarded land available to meet settlement development requirements along with infill and exception site opportunities. The sites availability is currently unknown.</p> <p>The site is considered to be located within a sensitive Green Belt parcel, the release of which would have high harm.</p> <p>The site is poorly related to the built form of the settlement.</p> <p>Whilst the site's size and location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
<p>Further Main Modification Required</p>	<p>No</p>
<p>If proposed for Allocation, Potential Capacity:</p>	

**If proposed for Allocation
Design Requirements:**

- Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);
- Purpose 2 (merging of neighbouring towns);
- Purpose 3 (safeguarding countryside from encroachment);
- Purpose 4 (preserving setting/character of historic towns); and
- Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

***Green Belt Purposes
(where applicable):**

Site Assessment - Stage 3 Updated	
Site Reference:	P37b
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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 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 weakly against purpose 2; moderately against purpose 3; and strongly against purpose 4. The Green Belt Review undertaken for Shropshire indicates that the release of the parcel containing this site would have a high level of harm on the Green Belt.
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<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>	Holyhead Road Bowling Green Lane Green 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>	But onto Holyhead Road only. An estate road access for potentially 382 homes would not be satisfactory onto Green Lane or Bowling Green Lane unless improvements on these roads, to the north of the site, 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>	Y. If vehicular trips into Albrighton can be controlled such that no routing via Bowling Green Lane and Green Lane takes place.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	12
<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	Requires Ecla and surveys for bats (in trees), GCNs (ponds within 500m), badgers and nesting birds. The hedgerows will need to be appropriately buffered. A FROW crosses the site.

<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 Environmental. 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>	Poor spatial relationship with existing settlement form. No 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 + field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	scattered trees and gappy hedgerows around 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 enhance tree cover in association with future development.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Commercial in the north, east and south creating possible noise, dust odour including possible kennel in the south and a depot in the east.
<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. Significant separation distances may be necessary.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal:	Poor
Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:	Fair
Relationship to the Black Country	The site is located to the south of Albrighton. Albrighton is located in east Shropshire on the A5/M54 Corridor - an area with a strong functional relationship to the Black Country. Albrighton benefits from strong road links to the Black Contry (around 4 miles to the list) via both the M54/A5 corridor and the A41 corridor. Albrighton benefits from a railway station, which is a regular stop on the Shrewsbury to Wolverhampton line. This railway station is within reasonable walking distance for the majority of the town.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Albrighton's proximity and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

<p>Strategic Considerations:</p>	<p>There is safeguarded land to the east of Albrighton intended to make provision for settlement development needs. This site is in Green Belt to the south of the settlement.</p> <p>As the sites availability is currently unknown, the site is not considered suitable for allocation. However it may have potential for future safeguarding.</p> <p>The Green Belt Assessment undertaken for Shropshire indicates that this site is located within a Green Belt parcel which performs weakly against purpose 2; moderately against purpose 3; and strongly against purpose 4.</p> <p>The Green Belt Review undertaken for Shropshire indicates that the release of the parcel containing this site would have a high level of harm on the Green Belt.</p> <p>The site is separated from the built form of the settlement and projects into the countryside.</p> <p>The site may have archaeological potential.</p> <p>The site is located within a source protection zone, Environment Agency Guidance will need to be considered.</p> <p>The site performs poorly in Stage 2a Settlement Sustainability Appraisal. However, it performs fair in the Stage 2a Black Country Contribution Sustainability Appraisal.</p> <p>The site contains grades 1/2/3 agricultural land. Applying the precautionary principle this is considered best and most versatile agricultural land.</p> <p>The site is situated in Albrighton, which benefits from proximity to the Black Country and strong transport links via the M54/A5 corridor, A41 corridor and a railway station on the Shrewsbury to Wolverhampton line. The site is also of a sufficient scale to accommodate a meaningful proportion of the proposed contribution to the unmet need of the Black Country, should it be identified as a proposed allocation.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Retain as Green Belt</p>
<p>Reasoning</p>	<p>Safeguarded land available to meet settlement development requirements along with infill and exception site opportunities. The sites availability is currently unknown.</p> <p>The site is considered to be located within a sensitive Green Belt parcel, the release of which would have high harm.</p> <p>The site is poorly related to the built form of the settlement.</p> <p>Whilst the site's size and location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
<p>Further Main Modification Required</p>	<p>No</p>
<p>If proposed for Allocation, Potential Capacity:</p>	

**If proposed for Allocation
Design Requirements:**

- Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);
- Purpose 2 (merging of neighbouring towns);
- Purpose 3 (safeguarding countryside from encroachment);
- Purpose 4 (preserving setting/character of historic towns); and
- Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

***Green Belt Purposes
(where applicable):**

Site Assessment - Stage 3 Updated	
Site Reference:	P38
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	22%
<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 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 weakly against purpose 2, purpose 3 and purpose 4. The Green Belt Review undertaken for Shropshire indicates that the release of the parcel containing this site would have a low-moderate level of harm on the Green Belt.
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<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>	
<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):	16
<i>Ecology Comments Significant Constraints:</i>	If priority habitats are present then the site should not be developed. The treeline/hedgerow should be appropriately buffered, reducing the developable area available.
<i>Ecology Comments Other Constraints:</i>	The site may contain priority habitats - botanical survey required. Requires botanical survey, EclA and surveys for bats, GCNs (ponds within 500m), badgers, reptiles, invertebrates and nesting birds.

<i>Ecology Comments Management of Constraints:</i>	If priority habitat, the 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 Environmental. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Site could potentially be restored/enhanced as priority habitat
<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>	mature hedgerow inside southern site boundary
<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>	
<i>Public Protection Comments Significant Constraints:</i>	Sewage works to the north east of the site creating odour on occasion. Bringing residential properties closer to this site may cause concerns to the sewage treatment works operator.
<i>Public Protection Comments Other Constraints:</i>	
<i>Public Protection Comments Management of Constraints:</i>	
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal:	Fair
Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:	Fair
Relationship to the Black Country	The site is located to the west of Albrighton. Albrighton is located in east Shropshire on the A5/M54 Corridor - an area with a strong functional relationship to the Black Country. Albrighton benefits from strong road links to the Black Contry (around 4 miles to the list) via both the M54/A5 corridor and the A41 corridor. Albrighton benefits from a railway station, which is a regular stop on the Shrewsbury to Wolverhampton line. This railway station is within reasonable walking distance for the majority of the town.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Whilst Albrighton's proximity and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution.

Strategic Considerations:	<p>There is safeguarded land to the east of Albrighton intended to make provision for settlement development needs. This site is in Green Belt to the north of the settlement.</p> <p>As the sites availability is currently unknown, the site is not considered suitable for allocation. However it may have potential for future safeguarding.</p> <p>The Green Belt Assessment undertaken for Shropshire indicates that this site is located within a Green Belt parcel which performs weakly against purpose 2, purpose 3 and purpose 4.</p> <p>The Green Belt Review undertaken for Shropshire indicates that the release of the parcel containing this site would have a low-moderate level of harm on the Green Belt.</p> <p>The site contains a mature hedgerow and may contain priority habitats.</p> <p>A small proportion of the site is located within the 30 year and 100 year surface flood zones. 22% of the site is within the 1,000 year surface flood zone.</p> <p>The site is located in the gap between Albrighton and Cosford.</p> <p>The site is adjacent to a sewage treatment works which will require due consideration.</p> <p>The site is located within a source protection zone, Environment Agency Guidance will need to be considered.</p> <p>The site contains grades 1/2/3 agricultural land. Applying the precautionary principle this is considered best and most versatile agricultural land.</p> <p>The site is situated in Albrighton, which benefits from proximity to the Black Country and strong transport links via the M54/A5 corridor, A41 corridor and a railway station on the Shrewsbury to Wolverhampton line. However, given the scale of the site it is unlikely that in isolation it could accommodate a meaningful proportion of the proposed contribution to the unmet need of the Black Country.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Known Infrastructure Opportunities:	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Potential for Windfall?	<p>No</p>
Potential for Allocation?	<p>No</p>
Recommendation	<p>Retain as Green Belt</p>
Reasoning	<p>Safeguarded land available to meet settlement development requirements along with infill and exception site opportunities. The sites availability is currently unknown.</p> <p>Whilst the site is considered to be located within a Green Belt parcel, where the release would result in low-moderate harm it is also located in the gap between Cosford and Albrighton.</p> <p>Whilst the site's location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
Further Main Modification Required	<p>No</p>
If proposed for Allocation, Potential Capacity:	

**If proposed for Allocation
Design Requirements:**

- Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);
- Purpose 2 (merging of neighbouring towns);
- Purpose 3 (safeguarding countryside from encroachment);
- Purpose 4 (preserving setting/character of historic towns); and
- Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

***Green Belt Purposes
(where applicable):**

Site Assessment - Stage 3 Updated	
Site Reference:	P39
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	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 weakly against purpose 2; moderately against purpose 3; and strongly against purpose 4. The Green Belt Review undertaken for Shropshire indicates that the release of the parcel containing this site would have a high level of harm on the Green Belt.
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<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>	
<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. Subject to a check on the capacity of Rectory Road and consideration of a shared highway network with ALB015 & P002 which would allow westbound traffic to access the Newport Rd via ALB015. This group of sites could accommodate 957 homes. This is particularly important as there is a pinch point on Rectory Rd south of the site frontage where third party land would be required for any improvements.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	13
<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	The northern boundary forms an Environmental. Network corridor. Requires 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 Environmental. 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>	Medium sized site with a number of metal detectorist finds reported from it suggesting some archaeological potential.
<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>	trees to northern and east site 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>	plant large, long-lived trees within site open space as part of a quality landscape scheme.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Rail to the north creating noise.
<i>Public Protection Comments Management of Constraints:</i>	Stand off distance, glazing and ventilation consideration and layout and orientation of dwellings plus boundary treatment as necessary to the rail.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal:	Poor
Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:	Fair
Relationship to the Black Country	The site is located to the north of Albrighton. Albrighton is located in east Shropshire on the A5/M54 Corridor - an area with a strong functional relationship to the Black Country. Albrighton benefits from strong road links to the Black Contry (around 4 miles to the list) via both the M54/A5 corridor and the A41 corridor. Albrighton benefits from a railway station, which is a regular stop on the Shrewsbury to Wolverhampton line. This railway station is within reasonable walking distance for the majority of the town.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Albrighton's proximity and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

Strategic Considerations:	<p>There is safeguarded land to the east of Albrighton intended to make provision for settlement development needs. This site is in Green Belt to the north of the settlement.</p> <p>As the sites availability is currently unknown, the site is not considered suitable for allocation. However it may have potential for future safeguarding.</p> <p>The Green Belt Assessment undertaken for Shropshire indicates that this site is located within a Green Belt parcel which performs weakly against purpose 2; moderately against purpose 3; and strongly against purpose 4.</p> <p>The Green Belt Review undertaken for Shropshire indicates that the release of the parcel containing this site would have a high level of harm on the Green Belt.</p> <p>The site is separated from the built form of the settlement by other land. It is also some distance from the majority of the services and facilities in the settlement.</p> <p>Capacity of local highway network (Rectory Lane) and access would require assessment and potentially improvement to accommodate development. This may require land outside the promoted site to be achieved, including land in third party ownership.</p> <p>The site is bounded by the railway line to the north and is also located within the gap between Albrighton and Cosford. The noise associated with these features will require due consideration.</p> <p>The site also contains some mature trees; environmental networks; and may contain priority habitats, these factors will require due consideration.</p> <p>The site is located within a source protection zone, Environment Agency Guidance will need to be considered.</p> <p>The site performs poorly in Stage 2a Settlement Sustainability Appraisal. However, it performs fair in the Stage 2a Black Country Contribution Sustainability Appraisal.</p> <p>The site contains grades 1/2/3 agricultural land. Applying the precautionary principle this is considered best and most versatile agricultural land.</p> <p>The site is situated in Albrighton, which benefits from proximity to the Black Country and strong transport links via the M54/A5 corridor, A41 corridor and a railway station on the Shrewsbury to Wolverhampton line. The site is also of a sufficient scale to accommodate a meaningful proportion of the proposed contribution to the unmet need of the Black Country, should it be identified as a proposed allocation.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Capacity of local highway network (Rectory Lane) and access would require assessment and potentially improvement to accommodate development. This may require land outside the promoted site to be achieved, including land in third party ownership.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Known Infrastructure Opportunities:	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Potential for Windfall?	<p>No</p>
Potential for Allocation?	<p>No</p>
Recommendation	<p>Retain as Green Belt</p>
Reasoning	<p>Safeguarded land available to meet settlement development requirements along with infill and exception site opportunities. The sites availability is currently unknown.</p> <p>The site is considered to be located within a sensitive Green Belt parcel, the release of which would have high harm. Furthermore the site is separated from the built form of the settlement by other land located within the same sensitive Green Belt parcel.</p> <p>Beyond this other land is a Local Nature Reserve, between the site and the built form of the settlement.</p> <p>The site is located in the gap between Cosford and Albrighton.</p> <p>Whilst the site's size and location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
Further Main Modification Required	
If proposed for Allocation, Potential Capacity:	

**If proposed for Allocation
Design Requirements:**

- Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);
- Purpose 2 (merging of neighbouring towns);
- Purpose 3 (safeguarding countryside from encroachment);
- Purpose 4 (preserving setting/character of historic towns); and
- Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

***Green Belt Purposes
(where applicable):**

Shropshire Local Plan

Additional Sustainability Appraisal Report: Appendix 4

Updated Stage 3 Site Assessment:
Bridgnorth Principal Centre



Site Assessment - Stage 3 Updated	
Site Reference:	BRD006
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Green Belt* Considerations: (from the GB Assessment/Review)</i>	<p style="text-align: center;">GB Assessment Parcel P51</p> <p>The Green Belt Assessment undertaken for Shropshire indicates that this site is located within a Green Belt parcel which performs weakly against purpose 2; moderately against purpose 3; and strongly against purpose 4. The parcel was not included in the Green Belt Review undertaken for Shropshire which considered harm of release .</p> <p style="text-align: center;">Parcel not included in Part 2 Green Belt Review</p>
<i>Landscape Considerations (Residential) (from the LVSS):</i>	High
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	High
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Very High
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Very 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>	A442 & B4363
<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 junction onto A442 can be achieved without conflicting with the Cemetery junction and crossing facilities for pedestrians to the west side of the A442 incorporated. The topography and visibility on the B4363 may not allow a highway standard junction to be achieved but pedestrian cycle access should be provided.
<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):	22
<i>Ecology Comments Significant Constraints:</i>	Site lies entirely within Env. Network corridor. CS17 Environmental Networks applies. No or reduced number of dwellings possible. Suggest seek landscape advice.
<i>Ecology Comments Other Constraints:</i>	EclA required. Surveys for Dormice, Badgers, Bats, nesting birds, vascular plants (possible species-rich semi-improved grassland needs botanical survey), reptiles. Environmental Network if very restricted housing numbers proposed.

<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries. Retain mature trees in field. Protect, enhance and restore Env. Network to north east and south in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Retain as part of Environmental Network in accordance with CS17 Environmental Networks and MD12. Otherwise use minimum number of houses to release majority of site for semi-natural open space, accessible to the public.
<i>Heritage Comments Significant Constraints:</i>	
<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>	blocks of TPO woodland adjoin north and south of site
<i>Tree Comments Other Constraints:</i>	derelect hedgerow trees along eastern site boundary, group of trees within site
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. Create 15m buffer from adjacent woodland.
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to extend woodland cover to the north and south and enhance tree / hedge linkage along east of site
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road noise to the west
<i>Public Protection Comments Management of Constraints:</i>	Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings, barrier treatment. and combinations thereof to mitigate for road noise.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	The site is located to the north-east of Bridgnorth. Bridgnorth is located in south-east Shropshire, an area with a strong functional relationship to the Black Country. Bridgnorth has strong highway transport links to the Black Country (approximately 14 miles away) via the A458 corridor. The nearest railway stations to Bridgnorth are at Telford, Albrighton and Shifnal. These would require some other form of transport to access them.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Bridgnorth's proximity and strong highway links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

<p>Strategic Considerations:</p>	<p>The size of this site and its location associated with a Principal Centre in close proximity to the Black Country and with good highway links between the two areas, means that it could accommodate a portion of the proposed contribution to the unmet development needs forecast to arise within the Black Country.</p> <p>The site is outside the development boundary within the Green Belt to the north of Low Town adjacent to the A442. The site is located within the Green Belt. The NPPF specifies that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, before concluding that such circumstances exist all other reasonable options should be examined fully.</p> <p>The land occupies a visually prominent site with hilly topography which may no longer be available, having been purchased to provide additional cemetery land.</p> <p>The severe topographical issues affecting the site's access and the site's ecological interest and role as an environmental network are significant constraints to development. Proximity to a range of recognised natural and historic assets, including protected trees and woodland, a wildlife site and high landscape value and visual impact are also significant considerations. In particular the sensitivity of the landscape to change arising from new housing is high and from new employment is very high. Similarly the views experienced are of high sensitivity to change arising from new housing and very high sensitivity to change arising from employment.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Acceptable highway access required.</p> <p>Retention/enhancement of environmental network.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Retain as Green Belt</p>
<p>Reasoning</p>	<p>The site is located within the Green Belt. The NPPF specifies that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, before concluding that such circumstances exist all other reasonable options should be examined fully. An alternative site has been identified which is not located within the Green Belt and could achieve much of the development needs and aspirations for Bridgnorth through a comprehensive and sustainable development. This site is of sufficient scale that it can deliver appropriate traffic calming and pedestrian links into the town and extensive on site services and facilities to serve its new community.</p> <p>The site is also located in an area with ecological, high landscape and visual sensitivity. The sites topography may be challenging to create an appropriate access.</p> <p>It is understood that the site may have been purchased to provide an extension to the cemetery.</p> <p>Whilst the site's size and location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>

Further Main Modifications Required:	No
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);

Purpose 2 (merging of neighbouring towns);

Purpose 3 (safeguarding countryside from encroachment);

Purpose 4 (preserving setting/character of historic towns); and

Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

***Green Belt Purposes (where applicable):**

Site Assessment - Stage 3 Updated	
Site Reference:	BRD006a
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	No
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	No
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	0%
Percentage of the site in the 100 year surface flood risk zone:	0%
Percentage of the site in the 1,000 year surface flood risk zone:	0%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	No
Green Belt* Considerations: (from the GB Assessment/Review)	<p style="text-align: center;">GB Assessment Parcel P51</p> <p>The Green Belt Assessment undertaken for Shropshire indicates that this site is located within a Green Belt parcel which performs weakly against purpose 2; moderately against purpose 3; and strongly against purpose 4. The parcel was not included in the Green Belt Review undertaken for Shropshire which considered harm of release .</p> <p style="text-align: center;">Parcel not included in Part 2 Green Belt Review</p>
Landscape Considerations (Residential) (from the LVSS):	High
Visual Impact Considerations (Residential) (from the LVSS):	High
Landscape Considerations (Employment) (from the LVSS):	Very High
Visual Impact Considerations (Employment) (from the LVSS):	Very High
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	A442
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	Y
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	Assumes junction onto A442 can be achieved without conflicting with the Cemetery junction and crossing facilities for pedestrians to the west side of the A442 incorporated.
Highway Comments - Could the Development Occur Without Off-Site Works?	Y
Highway Comments - Are Envisaged Off-Site Works Achievable?	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	22
Ecology Comments Significant Constraints:	Site lies entirely within Env. Network corridor. CS17 Environmental Networks applies. No or very reduced number of dwellings possible. Suggest seek landscape advice.
Ecology Comments Other Constraints:	EclA required. Surveys for Dormice, Badgers, Bats, nesting birds, plants (possible species-rich semi-improved grassland needs botanical survey), reptiles. Environmental Network if very restricted housing numbers proposed.

<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries. Retain mature trees in field. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Retain as part of Environmental Network in accordance with CS17 Environmental Networks and MD12. Otherwise use minimum number of houses to release majority of site for semi-natural open space, accessible to the public.
<i>Heritage Comments Significant Constraints:</i>	
<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>	line of trees and hedge to western side 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>	linear site offers little scope for additional tree planting.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	
<i>Public Protection Comments Management of Constraints:</i>	Road noise to the west
<i>Public Protection Comments Opportunities:</i>	Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings, barrier treatment. and combinations thereof to mitigate for road noise.
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	The site is located to the north-east of Bridgnorth. Bridgnorth is located in south-east Shropshire, an area with a strong functional relationship to the Black Country. Bridgnorth has strong highway transport links to the Black Country (approximately 14 miles away) via the A458 corridor. The nearest railway stations to Bridgnorth are at Telford, Albrighton and Shifnal. These would require some other form of transport to access them.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Bridgnorth's proximity and strong highway links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

<p>Strategic Considerations:</p>	<p>The size of this site and its location associated with a Principal Centre in close proximity to the Black Country and with good highway links between the two areas, means that it could accommodate a portion of the proposed contribution to the unmet development needs forecast to arise within the Black Country.</p> <p>The site is outside the development boundary within the Green Belt to the north of Low Town adjacent to the A442. It is a linear site with a relatively poor relationship to the existing built form of the settlement. The site is located within the Green Belt. The NPPF specifies that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, before concluding that such circumstances exist all other reasonable options should be examined fully.</p> <p>The land occupies a visually prominent site with hilly topography which may no longer be available, having been purchased to provide additional cemetery land.</p> <p>The severe topographical issues affecting the site's access and the site's ecological interest and role as an environmental network are significant constraints to development. Proximity to a range of recognised natural and historic assets, including protected trees and woodland, a wildlife site, high landscape value and visual impact are also significant considerations. In particular the sensitivity of the landscape to change arising from new housing is high and from new employment is very high. Similarly the views experienced are of high sensitivity to change arising from new housing and very high sensitivity to change arising from employment.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Acceptable highway access required.</p> <p>Retention/enhancement of environmental network.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Retain as Green Belt</p>
<p>Reasoning</p>	<p>The site is located within the Green Belt. The NPPF specifies that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, before concluding that such circumstances exist all other reasonable options should be examined fully. An alternative site has been identified which is not located within the Green Belt and could achieve much of the development needs and aspirations for Bridgnorth through a comprehensive and sustainable development. This site is of sufficient scale that it can deliver appropriate traffic calming and pedestrian links into the town and extensive on site services and facilities to serve its new community.</p> <p>The site is also located in an area with ecological, high landscape and visual sensitivity. The sites topography may be challenging to create an appropriate access.</p> <p>It is understood that the site may have been purchased to provide an extension to the cemetery.</p> <p>Whilst the site's size and location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>

Further Main Modifications Required:	No
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);

Purpose 2 (merging of neighbouring towns);

Purpose 3 (safeguarding countryside from encroachment);

Purpose 4 (preserving setting/character of historic towns); and

Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

***Green Belt Purposes (where applicable):**

Site Assessment - Stage 3 Updated	
Site Reference:	BRD012
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	No
<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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Green Belt* Considerations: (from the GB Assessment/Review)</i>	N/A
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Not assessed
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Not assessed
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Not assessed
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Not assessed
<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>	Stourbridge 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. Provided development can fund major earthworks and drainage associated with gaining access to the highway as the land is considerably higher than Stourbridge Road and introducing a footway on the southside of Stourbridge Road.
<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):	21
<i>Ecology Comments Significant Constraints:</i>	Site lies entirely within Env. Network corridor. CS17 Environmental Networks applies. No or reduced number of dwellings possible. Suggest seek landscape advice.
<i>Ecology Comments Other Constraints:</i>	EclA required. Surveys for Dormice, Badgers , Bats, nesting birds, plants (possible species-rich semi-improved grassland and other habitats need botanical survey), reptiles. Environmental Network if very restricted housing numbers proposed.

<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries. Retain mature trees in field. Protect, enhance and restore Env. Network to south and east in accordance with CS17 Environmental Networks and MD12, preferably by not allocating this site.
<i>Ecology Comments Opportunities:</i>	Retain as part of Environmental Network in accordance with CS17 Environmental Networks and MD12. Otherwise use minimum number of houses to release majority of site for semi-natural open space, accessible to the public.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Possible impact on setting of Bridgnorth Conservation Area.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on setting of CA).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	TPO trees within site and along eastern boundary, TPO woodland adjoining southern and western boundaries.
<i>Tree Comments Other Constraints:</i>	site surrounded by mature trees and woodland
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. Create 15m buffer from adjacent woodland. Particular attention to size, number and location of dwellings in order to create sustainable juxtaposition of houses and trees.
<i>Tree Comments Opportunities:</i>	
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road noise to the north
<i>Public Protection Comments Management of Constraints:</i>	Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings, barrier treatment. and combinations thereof to mitigate for road noise.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Good
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Good
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Good
Relationship to the Black Country	The site is located in east Bridgnorth. Bridgnorth is located in south-east Shropshire, an area with a strong functional relationship to the Black Country. Bridgnorth has strong highway transport links to the Black Country (approximately 14 miles away) via the A458 corridor. The nearest railway stations to Bridgnorth are at Telford, Albrighton and Shifnal. These would require some other form of transport to access them.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Whilst Bridgnorth proximity and strong highway links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution.

<p>Strategic Considerations:</p>	<p>Whilst the site is associated with a Principal Centre in close proximity to the Black Country and with good highway links between the two areas, due to its size it is unlikely that in isolation it could accommodate a meaningful component of the proposed contribution to the unmet development needs forecast to arise within the Black Country.</p> <p>The site is an area of green open space which forms part of the environmental network within the built form of Bridgnorth. Development of the site is compromised by its ecological value and by the difficulty and cost of achieving an acceptable highway access. Possible impact on the setting of the Conservation Area and TPO trees are also significant considerations.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Major earthworks and drainage would be required in an ecologically sensitive location and Conservation Area setting context to achieve an acceptable highway access.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>Yes</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Potential Windfall site</p>
<p>Reasoning</p>	<p>Whilst potentially suitable in principle, this is an environmentally sensitive site with access problems. The modest proportion of the site which is developable may not provide sufficient viability to deliver an acceptable scheme.</p> <p>Whilst the site's location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>

Further Main Modifications Required:	No
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

***Green Belt Purposes (where applicable):**

n/a

Site Assessment - Stage 3 Updated	
Site Reference:	BRD014
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	No
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	0%
Percentage of the site in the 100 year surface flood risk zone:	0%
Percentage of the site in the 1,000 year surface flood risk zone:	0%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	No
Green Belt* Considerations: (from the GB Assessment/Review)	<p>Within GB Parcel P55. The Green Belt Assessment undertaken for Shropshire indicates that this site is located within a Green Belt parcel which performs weakly against purpose 2; weakly 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, the release of which would have a high level of harm on the Green Belt due to the impact on the setting of the historic settlement. A sub-parcel forming the western part of this parcel was identified which would have a low-moderate level of harm if released. The western part of the site is within this sub parcel.</p>
Landscape Considerations (Residential) (from the LVSS):	High
Visual Impact Considerations (Residential) (from the LVSS):	High
Landscape Considerations (Employment) (from the LVSS):	Very High
Visual Impact Considerations (Employment) (from the LVSS):	Very High
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	Stourbridge Road
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	N
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	Y. Outside existing 40mph limit but this can be reviewed and extended with traffic calming / gateway feature.
Highway Comments - Could the Development Occur Without Off-Site Works?	Y
Highway Comments - Are Envisaged Off-Site Works Achievable?	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	20
Ecology Comments Significant Constraints:	Site lies entirely within Env. Network corridor. CS17 Environmental Networks applies. No or reduced number of dwellings possible. Site also directly abuts Ancient Woodland protected under the NPPF. Suggest seek landscape advice.
Ecology Comments Other Constraints:	EclA required. Surveys for GCN (ponds within 500m) Dormice, Badgers, Bats, nesting birds, plants (likely unimproved grassland and other priority habitats need botanical survey), reptiles. Ancient Woodland also to be surveyed to inform impacts from residential development. Environmental Network if very restricted housing numbers proposed.

<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries. Retain mature trees in field. Large buffer required to Ancient Woodland boundary without public access. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12, preferably by not allocating this site.
<i>Ecology Comments Opportunities:</i>	Retain as part of Environmental Network in accordance with CS17 Environmental Networks and MD12. Otherwise use minimum number of houses to release majority of site for semi-natural open space, accessible to the public, whilst buffering the Ancient Woodland from public access.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Historic OS maps indicate part of site used for a rifle range in the C19th. 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 + field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	TPO woodland adjoins length of eastern boundary.
<i>Tree Comments Other Constraints:</i>	hedges, trees and scrub within and around site
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. Create 15m buffer from adjacent woodland.
<i>Tree Comments Opportunities:</i>	
<i>Public Protection Comments Significant Constraints:</i>	Industrial uses to the west include a household recycling centre which will be noisy and create odour and dusts.
<i>Public Protection Comments Other Constraints:</i>	
<i>Public Protection Comments Management of Constraints:</i>	
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	The site is located to the east of Bridgnorth. Bridgnorth is located in south-east Shropshire, an area with a strong functional relationship to the Black Country. Bridgnorth has strong highway transport links to the Black Country (approximately 14 miles away) via the A458 corridor. The nearest railway stations to Bridgnorth are at Telford, Albrighton and Shifnal. These would require some other form of transport to access them.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Bridgnorth's proximity and strong highway links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

<p>Strategic Considerations:</p>	<p>The size of this site and its location associated with a Principal Centre in close proximity to the Black Country and with good highway links between the two areas, means that it could accommodate a portion of the proposed contribution to the unmet development needs forecast to arise within the Black Country.</p> <p>This site occupies a visually sensitive position adjacent to but outside the development boundary and sits within the Green Belt. The site is located within the Green Belt. The NPPF specifies that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, before concluding that such circumstances exist all other reasonable options should be examined fully.</p> <p>The site adjoins ancient woodland, is within an area of high landscape value and visual impact, forms part of the environmental network and may have archaeological value, all of which are significant considerations. The sensitivity of the landscape to change arising from new housing is high and from new employment is very high. Similarly the views experienced are of high sensitivity to change arising from new housing and very high sensitivity to change arising from employment. Neighbouring uses (Recycling centre and Ancient Woodland) mean that the site is unsuitable for residential development.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Retention/enhancement of environmental network. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Retain as Green Belt</p>
<p>Reasoning</p>	<p>The site is located within the Green Belt. The NPPF specifies that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, before concluding that such circumstances exist all other reasonable options should be examined fully. An alternative site has been identified which is not located within the Green Belt and could achieve much of the development needs and aspirations for Bridgnorth through a comprehensive and sustainable development. This site is of sufficient scale that it can deliver appropriate traffic calming and pedestrian links into the town and extensive on site services and facilities to serve its new community.</p> <p>The site is also located in an area with high landscape and visual sensitivity and adjacent to ancient woodland. Whilst the site's size and location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>

Further Main Modifications Required:	No
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);

Purpose 2 (merging of neighbouring towns);

Purpose 3 (safeguarding countryside from encroachment);

Purpose 4 (preserving setting/character of historic towns); and

Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

***Green Belt Purposes (where applicable):**

Site Assessment - Stage 3 Updated	
Site Reference:	BRD017
Coal Authority Reference Area?	Yes
Mineral Safeguarding Area?	No
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	0%
Percentage of the site in the 100 year surface flood risk zone:	0%
Percentage of the site in the 1,000 year surface flood risk zone:	0%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	No
Green Belt* Considerations: (from the GB Assessment/Review)	N/A
Landscape Considerations (Residential) (from the LVSS):	Medium
Visual Impact Considerations (Residential) (from the LVSS):	Medium
Landscape Considerations (Employment) (from the LVSS):	Medium- High
Visual Impact Considerations (Employment) (from the LVSS):	Medium- High
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	B4364 Ludlow Road
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	Y
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	Assuming the development (linked to BRD023, BRD019, BRD019a and BRD022) fund extension of speed limit with associated traffic calming, a shared roundabout access and associated pedestrian facilities linking development sites to the Bridgnorth via the Ludlow Road corridor. BRD017, 022, 021 and ODY008, 002 should provide a highway link from Oldbury Road to the Ludlow Road.
Highway Comments - Could the Development Occur Without Off-Site Works?	Y
Highway Comments - Are Envisaged Off-Site Works Achievable?	Assuming the developments will fund any necessary improvements at the B4364 / A458 Bypass roundabout junction.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	18
Ecology Comments Significant Constraints:	Site lies entirely within Env. Network corridor and CS17 Environmental Networks applies. Only reduced numbers of housing possible as protection of Environmental Network unlikely to be fully possible in open space provision. Natural England would need to be consulted if >100 houses according to IRZs (potential impacts on SSSIs).
Ecology Comments Other Constraints:	EclA required. Surveys for GCN (ponds within 500m) Dormice, Badgers, Bats, nesting birds, plants (likely priority habitats need botanical survey), reptiles.

<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries. Retain mature trees in field. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12, preferably by providing open space with semi-natural habitat to north and east corner and maintain a buffered green corridor along the eastern boundary..
<i>Ecology Comments Opportunities:</i>	Use open space provision to provide biodiversity enhancements. Link open space to existing hedgerow and woodland to north and east. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<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>	mature trees and hedgerow around site and woodland adjacent north boundary.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. Create 15m buffer from adjacent woodland.
<i>Tree Comments Opportunities:</i>	
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road to west
<i>Public Protection Comments Management of Constraints:</i>	Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings, barrier treatment. and combinations thereof to mitigate for road noise.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Good
Relationship to the Black Country	The site is located to the south-west of Bridgnorth. Bridgnorth is located in south-east Shropshire, an area with a strong functional relationship to the Black Country. Bridgnorth has strong highway transport links to the Black Country (approximately 14 miles away) via the A458 corridor. The nearest railway stations to Bridgnorth are at Telford, Albrighton and Shifnal. These would require some other form of transport to access them.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Whilst Bridgnorth proximity and strong highway links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution.

<p>Strategic Considerations:</p>	<p>Whilst the site is associated with a Principal Centre in close proximity to the Black Country and with good highway links between the two areas, due to its size it is unlikely that in isolation it could accommodate a meaningful component of the proposed contribution to the unmet development needs forecast to arise within the Black Country.</p> <p>The site forms part of the environmental network, occupies a rural setting and is physically and functionally separated from the development boundary and built form of Bridgnorth (and its services and facilities) by a wooded field and the A458. The size and capacity of the site, taking into account likely need to safeguard ecological interest, would be insufficient, to provide for the provision of local services and appropriate traffic calming and pedestrian links to Bridgnorth.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>A local service centre and appropriate traffic calming and pedestrian links to Bridgnorth. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Retain as Countryside</p>
<p>Reasoning</p>	<p>The site is physically and functionally divorced from the built area of Bridgnorth, together with its facilities, services and infrastructure. The size and capacity of the site, taking into account likely need to safeguard ecological interest, would be insufficient, to provide for the provision of local services and appropriate traffic calming and pedestrian links to Bridgnorth.</p> <p>A preferable site has been identified which could achieve much of the development needs and aspirations for Bridgnorth through a comprehensive and sustainable development. This site is of sufficient scale that it can deliver appropriate traffic calming and pedestrian links into the town and extensive on site services and facilities to serve its new community.</p> <p>Whilst the site's location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>

Further Main Modifications Required:	No
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

***Green Belt Purposes (where applicable):**

n/a

Site Assessment - Stage 3 Updated	
Site Reference:	BRD019
Coal Authority Reference Area?	Yes
Mineral Safeguarding Area?	No
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	0%
Percentage of the site in the 100 year surface flood risk zone:	0%
Percentage of the site in the 1,000 year surface flood risk zone:	0%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	No
Green Belt* Considerations: (from the GB Assessment/Review)	N/A
Landscape Considerations (Residential) (from the LVSS):	Medium
Visual Impact Considerations (Residential) (from the LVSS):	Medium
Landscape Considerations (Employment) (from the LVSS):	Medium- High
Visual Impact Considerations (Employment) (from the LVSS):	Medium- High
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	B4364 Ludlow Road
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	Y
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	Assuming the development (linked to BRD017, BRD022, BRD019a and BRD023) funds extension of speed limit with associated traffic calming, a shared roundabout access and associated pedestrian facilities linking development sites to the Bridgnorth via the Ludlow Road corridor.
Highway Comments - Could the Development Occur Without Off-Site Works?	Y
Highway Comments - Are Envisaged Off-Site Works Achievable?	Assuming the developments will fund any necessary improvements at the B4364 / A458 Bypass roundabout junction.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	18
Ecology Comments Significant Constraints:	Site lies entirely within Env. Network corridor and CS17 Environmental Networks applies. Only very reduced numbers of housing possible as protection of Environmental Network unlikely to be fully possible in open space provision.
Ecology Comments Other Constraints:	EclA required. Surveys for Dormice, Badgers , Bats, nesting birds, plants (likely priority habitats need botanical survey), reptiles.

<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries. Retain mature trees and scrub in field. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12, by only allowing a few houses or not allocating this site.
<i>Ecology Comments Opportunities:</i>	Use open space provision to provide biodiversity enhancements. Link open space to existing hedgerow systems and scrub. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12 by retaining majority of semi-natural vegetation with public access.
<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>	site covered in trees and woodland
<i>Tree Comments Other Constraints:</i>	
<i>Tree Comments Management of Constraints:</i>	
<i>Tree Comments Opportunities:</i>	
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road to north and west.
<i>Public Protection Comments Management of Constraints:</i>	Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings, barrier treatment. and combinations thereof to mitigate for road noise.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Good
Relationship to the Black Country	The site is located to the south-west of Bridgnorth. Bridgnorth is located in south-east Shropshire, an area with a strong functional relationship to the Black Country. Bridgnorth has strong highway transport links to the Black Country (approximately 14 miles away) via the A458 corridor. The nearest railway stations to Bridgnorth are at Telford, Albrighton and Shifnal. These would require some other form of transport to access them.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Whilst Bridgnorth proximity and strong highway links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution.

<p>Strategic Considerations:</p>	<p>Whilst the site is associated with a Principal Centre in close proximity to the Black Country and with good highway links between the two areas, due to its size it is unlikely that in isolation it could accommodate a meaningful component of the proposed contribution to the unmet development needs forecast to arise within the Black Country.</p> <p>The site forms part of the environmental network, occupies a rural setting and is physically and functionally separated from the development boundary and built form of Bridgnorth (and its services and facilities) by a wooded field and the A458. The size and capacity of the site, taking into account likely need to safeguard ecological interest, would be insufficient, to provide for the provision of local services and appropriate traffic calming and pedestrian links to Bridgnorth.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>A local service centre and appropriate traffic calming and pedestrian links to Bridgnorth. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Retain as Countryside</p>
<p>Reasoning</p>	<p>The site is physically and functionally divorced from the built area of Bridgnorth, together with its facilities, services and infrastructure. The size and capacity of the site, taking into account likely need to safeguard ecological interest, would be insufficient, to provide for the provision of local services and appropriate traffic calming and pedestrian links to Bridgnorth.</p> <p>A preferable site has been identified which could achieve much of the development needs and aspirations for Bridgnorth through a comprehensive and sustainable development. This site is of sufficient scale that it can deliver appropriate traffic calming and pedestrian links into the town and extensive on site services and facilities to serve its new community.</p> <p>Whilst the site's location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>

Further Main Modifications Required:	No
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

***Green Belt Purposes (where applicable):**

n/a

Site Assessment - Stage 3 Updated	
Site Reference:	BRD019a
Coal Authority Reference Area?	Yes
Mineral Safeguarding Area?	No
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	0%
Percentage of the site in the 100 year surface flood risk zone:	0%
Percentage of the site in the 1,000 year surface flood risk zone:	0%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	No
Green Belt* Considerations: (from the GB Assessment/Review)	N/A
Landscape Considerations (Residential) (from the LVSS):	Medium
Visual Impact Considerations (Residential) (from the LVSS):	Medium
Landscape Considerations (Employment) (from the LVSS):	Medium- High
Visual Impact Considerations (Employment) (from the LVSS):	Medium- High
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	B4364 Ludlow Road
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	Y
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	Assuming the development (linked to BRD017, BRD022, BRD019 and BRD023) funds extension of speed limit with associated traffic calming, a shared roundabout access and associated pedestrian facilities linking development sites to the Bridgnorth via the Ludlow Road corridor.
Highway Comments - Could the Development Occur Without Off-Site Works?	Y
Highway Comments - Are Envisaged Off-Site Works Achievable?	Assuming the developments will fund any necessary improvements at the B4364 / A458 Bypass roundabout junction.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	18
Ecology Comments Significant Constraints:	Site lies entirely within Env. Network corridor and CS17 Environmental Networks applies. Only very reduced numbers of housing possible as protection of Environmental Network unlikely to be fully possible in open space provision.
Ecology Comments Other Constraints:	EclA required. Surveys for Dormice, Badgers , Bats, nesting birds, plants (likely priority habitats need botanical survey), reptiles.

<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries. Retain mature trees and scrub in field. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12, by only allowing a few houses or not allocating this site.
<i>Ecology Comments Opportunities:</i>	Use open space provision to provide biodiversity enhancements. Link open space to existing hedgerow systems and scrub. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12 by retaining majority of semi-natural vegetation with public access.
<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>	site surrounded by trees and woodland.
<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>	
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road to north and west.
<i>Public Protection Comments Management of Constraints:</i>	Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings, barrier treatment. and combinations thereof to mitigate for road noise.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Good
Relationship to the Black Country	The site is located to the south-west of Bridgnorth. Bridgnorth is located in south-east Shropshire, an area with a strong functional relationship to the Black Country. Bridgnorth has strong highway transport links to the Black Country (approximately 14 miles away) via the A458 corridor. The nearest railway stations to Bridgnorth are at Telford, Albrighton and Shifnal. These would require some other form of transport to access them.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Whilst Bridgnorth proximity and strong highway links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution.

<p>Strategic Considerations:</p>	<p>Whilst the site is associated with a Principal Centre in close proximity to the Black Country and with good highway links between the two areas, due to its size it is unlikely that in isolation it could accommodate a meaningful component of the proposed contribution to the unmet development needs forecast to arise within the Black Country.</p> <p>The site forms part of the environmental network, occupies a rural setting and is physically and functionally separated from the development boundary and built form of Bridgnorth (and its services and facilities) by a wooded field and the A458. The size and capacity of the site, taking into account likely need to safeguard ecological interest, would be insufficient, to provide for the provision of local services and appropriate traffic calming and pedestrian links to Bridgnorth.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>A local service centre and appropriate traffic calming and pedestrian links to Bridgnorth. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Retain as Countryside</p>
<p>Reasoning</p>	<p>The site is physically and functionally divorced from the built area of Bridgnorth, together with its facilities, services and infrastructure. The size and capacity of the site, taking into account likely need to safeguard ecological interest, would be insufficient, to provide for the provision of local services and appropriate traffic calming and pedestrian links to Bridgnorth.</p> <p>A preferable site has been identified which could achieve much of the development needs and aspirations for Bridgnorth through a comprehensive and sustainable development. This site is of sufficient scale that it can deliver appropriate traffic calming and pedestrian links into the town and extensive on site services and facilities to serve its new community.</p> <p>Whilst the site's location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>

Further Main Modifications Required:	No
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

***Green Belt Purposes (where applicable):**

n/a

Site Assessment - Stage 3 Updated	
Site Reference:	BRD021
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Green Belt* Considerations: (from the GB Assessment/Review)</i>	N/A
<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>	Manor Farm 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>	N. Manor Farm Lane is not suitable for the additional traffic from 568 homes and can not be improved without third party land.
<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 junction of Manor Farm Lane and the B4363 are not suitable for the additional traffic from 568 homes and can not be improved without 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>	None.
<i>Ecology Comments Other Constraints:</i>	EcIA required. Surveys for GCN (ponds adjacent and within 500m with GCN records), Dormice, Badgers , Bats, nesting birds. Environmental Network lies adjacent to the site along the northern border. Footpath crosses site.

<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries. Retain mature trees and hedges in field.
<i>Ecology Comments Opportunities:</i>	Use open space provision to provide biodiversity enhancements. Link open space to existing hedgerow systems and public footpaths. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	SE part of site may effect setting of Oldbury Conservation Area. Large size of site and scatter of metal detectorist finds suggests it may have some archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on setting of CA; archaeological DBA + field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	mature trees and hedgerows around site and a group of a few trees 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 enhance tree cover in association with future development. Retain fine trees within site as features in open space within any development.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road to north. Any significant scale development causing additional traffic movements into town requires air quality assessment.
<i>Public Protection Comments Management of Constraints:</i>	Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings, barrier treatment. and combinations thereof to mitigate for road noise. Air quality mitigation may be necessary.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	The site is located to the south-west of Bridgnorth. Bridgnorth is located in south-east Shropshire, an area with a strong functional relationship to the Black Country. Bridgnorth has strong highway transport links to the Black Country (approximately 14 miles away) via the A458 corridor. The nearest railway stations to Bridgnorth are at Telford, Albrighton and Shifnal. These would require some other form of transport to access them.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Bridgnorth's proximity and strong highway links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

<p>Strategic Considerations:</p>	<p>The size of this site and its location associated with a Principal Centre in close proximity to the Black Country and with good highway links between the two areas, means that it could accommodate a portion of the proposed contribution to the unmet development needs forecast to arise within the Black Country.</p> <p>Large site close to the village of Oldbury which occupies a rural setting and is physically and functionally separated from the development boundary the Bridgnorth bypass. The site slopes away from the A458. An acceptable highway access cannot be achieved without third party land. Possible impact on the setting of the Oldbury Conservation Area and areas of landscape value and visual impact are also considerations.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>An acceptable highway access. A local service centre and appropriate traffic calming and pedestrian links to Bridgnorth. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Retain as Countryside</p>
<p>Reasoning</p>	<p>An acceptable highway access cannot be achieved without third party land. The site is physically and functionally divorced from the built area of Bridgnorth, together with its facilities, services and infrastructure, although it is acknowledged that given its size it would have the potential to provide services on site.</p> <p>A preferable site has been identified which could achieve much of the development needs and aspirations for Bridgnorth through a comprehensive and sustainable development. This site is of sufficient scale that it can deliver appropriate traffic calming and pedestrian links into the town and extensive on site services and facilities to serve its new community.</p> <p>Whilst the site's size and location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>

Further Main Modifications Required:	No
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

***Green Belt Purposes (where applicable):**

n/a

Site Assessment - Stage 3 Updated	
Site Reference:	BRD022
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Green Belt* Considerations: (from the GB Assessment/Review)</i>	N/A
<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>	Assume this is achieved via the private track to Conduit Farmhouse to the B4364
<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>	Assuming the development (linked to BRD017, BRD019, BRD019a and BRD023) funds extension of speed limit with associated traffic calming, a shared roundabout access and associated pedestrian facilities linking development sites to the Bridgnorth via the Ludlow Road corridor. A highway standard improvement of the existing track to Conduit Farmhouse junction with the B4364 would not be desirable. BRD017, 022, 021 should provide a highway link from Oldbury Road to the Ludlow Road.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Assuming the developments will fund any necessary improvements at the B4364 / A458 Bypass roundabout junction.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	17
<i>Ecology Comments Significant Constraints:</i>	Western third lies within Env. Network corridor and CS17 Environmental Networks applies. Reduced numbers of housing may be required as protection of Environmental Network unlikely to be fully possible in open space provision.
<i>Ecology Comments Other Constraints:</i>	ECLA required. Surveys for Dormice, Badgers , Bats, nesting birds, reptiles.

<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries. Retain mature trees, hedges and scrub in field. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12, by focusing enlarged open space with semi-natural habitat in western half of the site.
<i>Ecology Comments Opportunities:</i>	Use open space provision to provide biodiversity enhancements. Link open space to existing hedgerow systems.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site includes non-designated historic farmstead of Conduit farm (HER PRN 25942). Large size of site and scatter of metal detectorist finds suggests it may have some archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (Level 2 historic buildings assessment if demo of farm included; archaeological DBA + field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	site surrounded by trees and hedgerows, groups of mature trees within site
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. Create 15m buffer from adjacent woodland and seek to retain internal trees within open space.
<i>Tree Comments Opportunities:</i>	
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road to north. Any significant scale development causing additional traffic movements into town requires air quality assessment.
<i>Public Protection Comments Management of Constraints:</i>	Any significant scale development causing additional traffic movements into town requires air quality assessment.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Good
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	The site is located to the south-west of Bridgnorth. Bridgnorth is located in south-east Shropshire, an area with a strong functional relationship to the Black Country. Bridgnorth has strong highway transport links to the Black Country (approximately 14 miles away) via the A458 corridor. The nearest railway stations to Bridgnorth are at Telford, Albrighton and Shifnal. These would require some other form of transport to access them.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Bridgnorth's proximity and strong highway links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

<p>Strategic Considerations:</p>	<p>The size of this site and its location associated with a Principal Centre in close proximity to the Black Country and with good highway links between the two areas, means that it could accommodate a portion of the proposed contribution to the unmet development needs forecast to arise within the Black Country.</p> <p>The site forms part of the environmental network and occupies a rural setting and is physically and functionally separated from the development boundary and built form of Bridgnorth by the A458. The western portion of the site has a very steep topography dropping down from Ludlow Road. In order to achieve an acceptable highway access third party land may be required. The size and capacity of the site would be insufficient to provide for the provision of local services and appropriate traffic calming and pedestrian links to Bridgnorth.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>A local service centre and appropriate traffic calming and pedestrian links to Bridgnorth. Protection/enhancement of environmental network. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Retain as Countryside</p>
<p>Reasoning</p>	<p>The site is physically and functionally divorced from the built area of Bridgnorth, together with its facilities, services and infrastructure. The size and capacity of the site, taking into account likely need to safeguard ecological interest, would be insufficient, to provide for the provision of local services and appropriate traffic calming and pedestrian links to Bridgnorth.</p> <p>A preferable site has been identified which could achieve much of the development needs and aspirations for Bridgnorth through a comprehensive and sustainable development. This site is of sufficient scale that it can deliver appropriate traffic calming and pedestrian links into the town and extensive on site services and facilities to serve its new community.</p> <p>Whilst the site's size and location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>

Further Main Modifications Required:	No
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

***Green Belt Purposes (where applicable):**

n/a

Site Assessment - Stage 3 Updated	
Site Reference:	BRD023
Coal Authority Reference Area?	Yes
Mineral Safeguarding Area?	Yes
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	0%
Percentage of the site in the 100 year surface flood risk zone:	0%
Percentage of the site in the 1,000 year surface flood risk zone:	0%
Percentage of the site identified on the EA Historic Flood Map:	N/A
Percentage of the site within 20m of an historic flood event:	N/A
Percentage of the site within 20m of a detailed river network:	N/A
All or part of the site within a Source Protection Zone:	No
Green Belt* Considerations: (from the GB Assessment/Review)	N/A
Landscape Considerations (Residential) (from the LVSS):	Medium
Visual Impact Considerations (Residential) (from the LVSS):	Medium
Landscape Considerations (Employment) (from the LVSS):	Medium- High
Visual Impact Considerations (Employment) (from the LVSS):	Medium- High
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	B4364 Ludlow Road
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	Y
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	Assuming the development (linked to BRD017, BRD019, BRD019a and BRD022) fund extension of speed limit with associated traffic calming, a shared roundabout access and associated pedestrian facilities linking development sites to the Bridgnorth via the Ludlow Road corridor.
Highway Comments - Could the Development Occur Without Off-Site Works?	Y
Highway Comments - Are Envisaged Off-Site Works Achievable?	Assuming the developments will fund any necessary improvements at the B4364 / A458 Bypass roundabout junction.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	17
Ecology Comments Significant Constraints:	Natural England would need to be consulted if >100 houses according to IRZs (potential impacts on SSSIs). Otherwise none.
Ecology Comments Other Constraints:	EclA required. Surveys for GCN (ponds within 500m), Dormice, Badgers , Bats, nesting birds, plants (likely priority habitats need botanical survey), reptiles. Footpath crosses site.

<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries. Retain mature trees, hedges and scrub in fields. Protect, enhance and restore Env. Network by linking open space with northern and eastern boundaries in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Use open space provision to provide biodiversity enhancements. Link open space to existing hedgerow systems and Env Network on boundaries.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Large size of site suggests it may have archaeological potential.
<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>	mature trees and hedgerows around site boundaries and numerous hedgerows 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 enhance tree cover in association with future development. Retain fine trees within site as features in open space within any development.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road to north and east as a noise source and as junction of roads creates slowing down and acceleration and the site runs close to the junction air quality issues may exist. Any significant scale development causing additional traffic movements into town requires air quality assessment. Commercial/agricultural land exists in the middle of the site.
<i>Public Protection Comments Management of Constraints:</i>	Any significant scale development causing additional traffic movements into town requires air quality assessment (for town impacts and also for on site impacts the later of which is best addressed through standoff distances). Separation distances and other mitigation to separate from existing commercial/agri use.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Good
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Good
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Good
Relationship to the Black Country	The site is located to the west of Bridgnorth. Bridgnorth is located in south-east Shropshire, an area with a strong functional relationship to the Black Country. Bridgnorth has strong highway transport links to the Black Country (approximately 14 miles away) via the A458 corridor. The nearest railway stations to Bridgnorth are at Telford, Albrighton and Shifnal. These would require some other form of transport to access them.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Bridgnorth's proximity and strong highway links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

<p>Strategic Considerations:</p>	<p>The size of this site and its location associated with a Principal Centre in close proximity to the Black Country and with good highway links between the two areas, means that it could accommodate a portion of the proposed contribution to the unmet development needs forecast to arise within the Black Country.</p> <p>The site occupies a rural setting and is physically and functionally separated from the development boundary and built form of Bridgnorth by the A458. It is understood that only about half of the identified land is actually available for development. The size and capacity of the site would be insufficient to provide for the provision of local services in this location and appropriate traffic calming and pedestrian links to Bridgnorth. The site forms part of a wider site promotion.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>A local service centre and appropriate traffic calming and pedestrian links to Bridgnorth. Linkage to environmental network. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Considered as part of a wider site promotion.</p>
<p>Reasoning</p>	<p>The site is physically and functionally divorced from the built area of Bridgnorth, together with its facilities, services and infrastructure. The size and capacity of the site, taking into account the fact that only part of the site is understood to be available for development, would be insufficient, to provide for the provision of local services and appropriate traffic calming and pedestrian links to Bridgnorth.</p> <p>A preferable site, which includes this area of land has been identified which could achieve much of the development needs and aspirations for Bridgnorth through a comprehensive and sustainable development. This site is of sufficient scale that it can deliver appropriate traffic calming and pedestrian links into the town and extensive on site services and facilities to serve its new community.</p> <p>Whilst the site's size and location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>

Further Main Modifications Required:	No
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

***Green Belt Purposes (where applicable):**

n/a

Site Assessment - Stage 3 Updated	
Site Reference:	BRD024
Coal Authority Reference Area?	Yes
Mineral Safeguarding Area?	Yes
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	1%
Percentage of the site in the 100 year surface flood risk zone:	2%
Percentage of the site in the 1,000 year surface flood risk zone:	6%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	14%
All or part of the site within a Source Protection Zone:	No
Green Belt* Considerations: (from the GB Assessment/Review)	N/A
Landscape Considerations (Residential) (from the LVSS):	Not Assessed
Visual Impact Considerations (Residential) (from the LVSS):	Not Assessed
Landscape Considerations (Employment) (from the LVSS):	Not Assessed
Visual Impact Considerations (Employment) (from the LVSS):	Not Assessed
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	A458
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	Y
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	Assumes the development (linked with BRD025) can fund a new roundabout junction in the same location as the existing Wenlock Road / A458 Bypass ghost island junction.
Highway Comments - Could the Development Occur Without Off-Site Works?	Y
Highway Comments - Are Envisaged Off-Site Works Achievable?	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	18
Ecology Comments Significant Constraints:	Natural England would need to be consulted if >100 houses according to IRZs (potential impacts on SSSIs). Otherwise none.
Ecology Comments Other Constraints:	EcIA required. Surveys for GCN (ponds within 500m), Dormice, Badgers , Bats, nesting birds, plants (likely priority habitats need botanical survey), reptiles, water voles if open ditches present on eastern and western boundaries. Env. Network borders site, particularly to A458 verge and the woodland area to the north, plus ditches/watercourses on boundaries.

<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries. Retain mature trees, hedges in fields. Protect, enhance and restore Env. Network by linking semi-natural open space with northern and eastern boundaries in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Use open space provision to provide biodiversity enhancements. Link open space to existing hedgerow systems and Env Network on boundaries.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Large size of site suggests it may have archaeological potential.
<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>	mature trees and hedgerows around and within the 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 enhance tree cover in association with future development. Retain fine trees within site as features in open space within any development.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road to north as a noise source. Any significant scale development causing additional traffic movements into town requires air quality assessment. Possible impact from commercial to the west.
<i>Public Protection Comments Management of Constraints:</i>	Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings, barrier treatment. and combinations thereof to mitigate for road noise. Any significant scale development causing additional traffic movements into town requires air quality assessment (for town impacts and also for on site impacts the later of which is best addressed through standoff distances). Standoff distances to commercial to the west and any additional mitigation as necessary
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Good
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Good
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Good
Relationship to the Black Country	The site is located to the west of Bridgnorth. Bridgnorth is located in south-east Shropshire, an area with a strong functional relationship to the Black Country. Bridgnorth has strong highway transport links to the Black Country (approximately 14 miles away) via the A458 corridor. The nearest railway stations to Bridgnorth are at Telford, Albrighton and Shifnal. These would require some other form of transport to access them.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Bridgnorth's proximity and strong highway links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

<p>Strategic Considerations:</p>	<p>The size of this site and its location associated with a Principal Centre in close proximity to the Black Country and with good highway links between the two areas, means that it could accommodate a portion of the proposed contribution to the unmet development needs forecast to arise within the Black Country.</p> <p>Site is allocated as employment land as an integral part of a wider, mixed-use development in the adopted SAMDev Plan to deliver balanced growth for Bridgnorth during the period to 2038.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Roundabout on A458.</p> <p>A local service centre and appropriate traffic calming and pedestrian links to Bridgnorth.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Retain as employment land</p>
<p>Reasoning</p>	<p>The site forms an integral part of an existing, mixed-use allocation (ELR011a) . Residential development in this location would result in housing which is physically and functionally divorced from the built area of Bridgnorth, together with its facilities, services and infrastructure. The size and capacity of the site, taking into account the fact that only part of the site is understood to be available for development, would be insufficient, to provide for the provision of local services and appropriate traffic calming and pedestrian links to Bridgnorth.</p> <p>A preferable site which could achieve much of the development needs and aspirations for Bridgnorth through a comprehensive and sustainable development. This site is of sufficient scale that it can deliver appropriate traffic calming and pedestrian links into the town and extensive on site services and facilities to serve its new community.</p> <p>Whilst the site's size and location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>

Further Main Modifications Required:	No
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

***Green Belt Purposes (where applicable):**

n/a

Site Assessment - Stage 3 Updated	
Site Reference:	BRD025
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	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 within 20m of a detailed river network:</i>	8%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Green Belt* Considerations: (from the GB Assessment/Review)</i>	N/A
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Not Assessed
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Not Assessed
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Not Assessed
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Not Assessed
<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>	A458
<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 (linked with BRD024) can fund a new roundabout junction in the same location as the existing Wenlock Road / A458 Bypass ghost island junction.
<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>	None.
<i>Ecology Comments Other Constraints:</i>	EclA required. Surveys for GCN (ponds within 500m), Dormice, Badgers , Bats, nesting birds, plants (likely priority habitats need botanical survey), reptiles, water voles if open ditches present on western boundary. Env. Network borders site, particularly to A458 verge and north-west. Footpaths cross the site.

<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries. Retain mature trees, hedges in fields. Protect, enhance and restore Env. Network by linking semi-natural open space with northern and eastern boundaries and green routes along footpaths in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Use open space provision to provide biodiversity enhancements. Link open space to existing hedgerow systems and Env Network on boundaries.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Large size of site suggests it may have archaeological potential.
<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>	mature trees and hedgerows around the north, east and west site boundaries and group of mature trees in middle 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 enhance tree cover in association with future development. Retain fine trees within site as features in open space within any development.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road to north as a noise source. Any significant scale development causing additional traffic movements into town requires air quality assessment.
<i>Public Protection Comments Management of Constraints:</i>	Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings, barrier treatment. and combinations thereof to mitigate for road noise. Any significant scale development causing additional traffic movements into town requires air quality assessment (for town impacts and also for on site impacts the later of which is best addressed through standoff distances).
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Good
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Good
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Good
Relationship to the Black Country	The site is located to the west of Bridgnorth. Bridgnorth is located in south-east Shropshire, an area with a strong functional relationship to the Black Country. Bridgnorth has strong highway transport links to the Black Country (approximately 14 miles away) via the A458 corridor. The nearest railway stations to Bridgnorth are at Telford, Albrighton and Shifnal. These would require some other form of transport to access them.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Bridgnorth's proximity and strong highway links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

<p>Strategic Considerations:</p>	<p>The size of this site and its location associated with a Principal Centre in close proximity to the Black Country and with good highway links between the two areas, means that it could accommodate a portion of the proposed contribution to the unmet development needs forecast to arise within the Black Country.</p> <p>Site is allocated as employment land as an integral part of a wider, mixed-use development in the adopted SAMDev Plan to deliver balanced growth for Bridgnorth during the period to 2038.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Roundabout on A458.</p> <p>A local service centre and appropriate traffic calming and pedestrian links to Bridgnorth.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Retain as employment land</p>
<p>Reasoning</p>	<p>The site forms an integral part of an existing, mixed-use allocation (ELR011b) . Residential development in this location would result in housing which is physically and functionally divorced from the built area of Bridgnorth, together with its facilities, services and infrastructure. The size and capacity of the site, taking into account the fact that only part of the site is understood to be available for development, would be insufficient, to provide for the provision of local services and appropriate traffic calming and pedestrian links to Bridgnorth.</p> <p>A preferable site which could achieve much of the development needs and aspirations for Bridgnorth through a comprehensive and sustainable development. This site is of sufficient scale that it can deliver appropriate traffic calming and pedestrian links into the town and extensive on site services and facilities to serve its new community.</p> <p>Whilst the site's size and location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>

Further Main Modifications Required:	No
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

***Green Belt Purposes (where applicable):**

n/a

Site Assessment - Stage 3 Updated	
Site Reference:	BRD026
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	11%
<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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Green Belt* Considerations: (from the GB Assessment/Review)</i>	N/A
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Not assessed
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Not assessed
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Not assessed
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Not assessed
<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>	Old Worcester 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>	
<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>	Do not put on Brownfield Register as may be of ecological value and part of site included in the Env. Network.
<i>Ecology Comments Other Constraints:</i>	EclA required. Surveys for Dormice, Badgers , Bats, nesting birds, plants (likely priority habitats, acid grassland, need botanical survey), reptiles. Env. Network borders site to south.

<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all hedgerows/trees/scrub on site. Protect, enhance and restore Env. Network by using and restoring semi- natural habitat in open space adjacent to south-eastern boundary in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Use open space provision to provide biodiversity enhancements. Link open space to existing hedgerow systems and Env Network on boundaries.
<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>	mature trees / woodland at north and south 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. Particular attention to size, number and location of dwellings in order to create sustainable juxtaposition of houses and trees.
<i>Tree Comments Opportunities:</i>	use tree landscaping to enhance tree cover within site as appropriate.
<i>Public Protection Comments Significant Constraints:</i>	Due to nature of surrounding land uses this site is unacceptable as residential land use (noise, odour, dust, contamination).
<i>Public Protection Comments Other Constraints:</i>	
<i>Public Protection Comments Management of Constraints:</i>	
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	The site is located to the east of Bridgnorth. Bridgnorth is located in south-east Shropshire, an area with a strong functional relationship to the Black Country. Bridgnorth has strong highway transport links to the Black Country (approximately 14 miles away) via the A458 corridor. The nearest railway stations to Bridgnorth are at Telford, Albrighton and Shifnal. These would require some other form of transport to access them.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Whilst Bridgnorth proximity and strong highway links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution.

<p>Strategic Considerations:</p>	<p>Whilst the site is associated with a Principal Centre in close proximity to the Black Country and with good highway links between the two areas, due to its size it is unlikely that in isolation it could accommodate a meaningful component of the proposed contribution to the unmet development needs forecast to arise within the Black Country.</p> <p>Small area of land which represents an allocated employment site (WO39) in the adopted SAMDev Plan and is located within an existing employment area. The site is surrounded by an employment site/commitments, and is therefore an inappropriate location for residential development.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Surface water management. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Retain as employment allocation</p>
<p>Reasoning</p>	<p>The site is an allocated employment site located within an existing employment area and as such is considered most appropriate for employment uses.</p> <p>Whilst the site's location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>

Further Main Modifications Required:	No
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

***Green Belt Purposes (where applicable):**

n/a

Site Assessment - Stage 3 Updated	
Site Reference:	BRD027
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	No
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	No
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	0%
Percentage of the site in the 100 year surface flood risk zone:	3%
Percentage of the site in the 1,000 year surface flood risk zone:	19%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	No
Green Belt* Considerations: (from the GB Assessment/Review)	N/A
Landscape Considerations (Residential) (from the LVSS):	Not assessed
Visual Impact Considerations (Residential) (from the LVSS):	Not assessed
Landscape Considerations (Employment) (from the LVSS):	Not assessed
Visual Impact Considerations (Employment) (from the LVSS):	Not assessed
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	Innage Lane
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	Y
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	
Highway Comments - Could the Development Occur Without Off-Site Works?	Y
Highway Comments - Are Envisaged Off-Site Works Achievable?	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	24
Ecology Comments Significant Constraints:	None.
Ecology Comments Other Constraints:	EclA required. Surveys for Bats and nesting birds. Env. Network borders site to north-east, potential restoration area to south-west adjacent to site.

<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all hedgerows/trees/scrub on site. Protect, enhance and restore Env. Network by retaining existing trees in north-east corner within open space in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Use open space provision to provide biodiversity enhancements. Link open space to existing hedgerow systems and Env Network on boundaries.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site within settings of Bridgnorth and Innage Gardens Conservation Areas. Also includes non-designated heritage assets of Innage Lee house (HER PRN 32635) and associated outbuildings.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on settings of CAs). NB. Heritage Assessment (2015) and archaeological DBA (2016) have previously produced for this site.
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	site located between two areas of conservation area, to east and west.
<i>Tree Comments Other Constraints:</i>	mature trees and hedges to east, west and south 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>	use tree landscaping to enhance tree cover within site as appropriate.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Any significant scale development causing additional traffic movements into town requires air quality assessment.
<i>Public Protection Comments Management of Constraints:</i>	Assessment of impact on AQMA needed and mitigation where available.
<i>Public Protection Comments Opportunities:</i>	Removal of existing commercial may improve noise environment for residents close by.
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Good
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Good
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Good
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Good
Relationship to the Black Country	The site is located in central Bridgnorth. Bridgnorth is located in south-east Shropshire, an area with a strong functional relationship to the Black Country. Bridgnorth has strong highway transport links to the Black Country (approximately 14 miles away) via the A458 corridor. The nearest railway stations to Bridgnorth are at Telford, Albrighton and Shifnal. These would require some other form of transport to access them.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Whilst Bridgnorth proximity and strong highway links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution.

<p>Strategic Considerations:</p>	<p>Whilst the site is associated with a Principal Centre in close proximity to the Black Country and with good highway links between the two areas, due to its size it is unlikely that in isolation it could accommodate a meaningful component of the proposed contribution to the unmet development needs forecast to arise within the Black Country.</p> <p>Vacant former builders yard which is in close proximity to services and facilities being located just to the north of Bridgnorth town centre within the development boundary. The site includes non designated heritage assets and is located between two conservation areas therefore the setting of these and impact on non designated heritage assets will be an important consideration. Part of the site is potentially impacted by surface and ground water flood risk which will need investigation.</p> <p>It is understood that this site now has Planning Permission for extra care facilities.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>An appropriate highway access.</p> <p>Design measures appropriate to its location within the conservation area and in proximity to a number of listed buildings.</p> <p>Surface water flood risk management.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>Yes</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Potential windfall</p>
<p>Reasoning</p>	<p>Site is a suitable location for residential development within the development boundary subject to access and design considerations and measures.</p> <p>It is understood that this site now has Planning Permission for extra care facilities.</p> <p>A preferable site has been identified which could achieve much of the development needs and aspirations for Bridgnorth through a comprehensive and sustainable development. This site is of sufficient scale that it can deliver appropriate traffic calming and pedestrian links into the town and extensive on site services and facilities to serve its new community.</p> <p>Whilst the site's location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>

Further Main Modifications Required:	No
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

***Green Belt Purposes (where applicable):**

n/a

Site Assessment - Stage 3 Updated	
Site Reference:	BRD028
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	24%
<i>Percentage of site in Flood Zone 2:</i>	42%
<i>Percentage of site in Flood Zone 1:</i>	58%
<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>	17%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	33%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	41%
<i>Percentage of the site within 20m of an historic flood event:</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>	No
<i>Green Belt* Considerations: (from the GB Assessment/Review)</i>	N/A
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium-High and High
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium-High and High
<i>Landscape Considerations (Employment) (from the LVSS):</i>	High
<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>	B4555 but not Oldbury 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. If the development can demonstrate a highway standard and safe access can be built in close proximity to the B4555 / Oldbury Road T-junction.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Y. If the development can demonstrate there will be no adverse impact on the operation of the B4555 / Oldbury Road junction.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	20
<i>Ecology Comments Significant Constraints:</i>	Site lies partly within Env. Network corridor and CS17 Environmental Networks applies. Only reduced numbers of housing possible as protection of Environmental Network unlikely to be fully possible in open space provision.
<i>Ecology Comments Other Constraints:</i>	EclA required. Surveys for Dormice, Badgers, Bats, nesting birds, plants (likely priority habitats need botanical survey), reptiles. Env. Network corridor covers the site, linking it to the River Severn LWS. Grassland appears relatively unimproved.

<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all hedgerows/trees/scrub on site. Protect, enhance and restore Env. Network by restricting development close to the roadside boundary and providing large semi-natural open space to the east towards the river, in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Use large open space provision to provide biodiversity enhancements. Link open space to existing hedgerow systems and Env Network on boundaries.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	May effect setting of the Scheduled Monuments of Bridgnorth Castle (NHLE ref. 1004783) and Panpudding Hill (NHLE ref. 1013493), together with the setting of the Bridgnorth Conservation Area. Site also contains a number of lynchet banks of possible medieval date (HER PRN 33335).
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on settings of SMs and CA, archaeological DBA + ?field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	woodland adjacent south-west 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 create 15m buffer with the woodland to the south-west
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Any significant scale development causing additional traffic movements into town requires air quality assessment.
<i>Public Protection Comments Management of Constraints:</i>	Assessment of impact on AQMA needed and mitigation where available.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	The site is located in south Bridgnorth. Bridgnorth is located in south-east Shropshire, an area with a strong functional relationship to the Black Country. Bridgnorth has strong highway transport links to the Black Country (approximately 14 miles away) via the A458 corridor. The nearest railway stations to Bridgnorth are at Telford, Albrighton and Shifnal. These would require some other form of transport to access them.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Whilst Bridgnorth proximity and strong highway links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution.

<p>Strategic Considerations:</p>	<p>Whilst the site is associated with a Principal Centre in close proximity to the Black Country and with good highway links between the two areas, due to its size it is unlikely that in isolation it could accommodate a meaningful component of the proposed contribution to the unmet development needs forecast to arise within the Black Country.</p> <p>Irregularly shaped site located to the rear of residential dwellings on Oldbury Road adjacent to but outside the development boundary. Approximately half of the site is located within flood zones 2 and/or 3 and lies partly within the environmental network. The remainder of the site is developable in principle, subject also to heritage considerations, but a highway access cannot be safely achieved. Planning appeal against refusal of outline consent dismissed 2016.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Acceptable highway access. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Retain as Countryside</p>
<p>Reasoning</p>	<p>The site is not achievable since a safe highway access cannot be achieved.</p> <p>A preferable site has been identified which could achieve much of the development needs and aspirations for Bridgnorth through a comprehensive and sustainable development. This site is of sufficient scale that it can deliver appropriate traffic calming and pedestrian links into the town and extensive on site services and facilities to serve its new community.</p> <p>Whilst the site's location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>

Further Main Modifications Required:	No
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

***Green Belt Purposes (where applicable):**

n/a

<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>	Use open space provision to provide biodiversity enhancements. Link open space to existing hedgerow systems and Env Network on boundaries.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site includes Grade II Listed The Leasowes (NHLE ref. 1294006) and the former Farm House at The Leasowes (NHLE ref. 1294006). The effects upon their settings would need to be carefully considered. Also the significance the farmhouses and surviving traditional farm buildings at the non-designated historic farmsteads at Footbridge Farm (HER PRN 25926), Hundred House Farm (HER PRN 25940), and Roundthorn Farm (HER PRN 25941). Only known archaeological interest if a former brickworks at the NW end of site (HER PRN 33038). However, very large site suggests it may have archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (Setting of LBs, Level 2 historic buildings assessment if demo of any historic farmhouses or farm buildings included; archaeological DBA + field evaluation [geophysical survey + trial trenching]).
<i>Heritage Comments Opportunities:</i>	Creation of appropriate settings within amenity green space for LBs and retained non-designated historic farm buildings. Retention of historic field patterns/ hedgerows as green infrastructure and within the grain of the development.
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Numerous mature trees and hedgerows within and around site. Blocks of woodland to parts of north, west and south site boundary
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. Utilise strategic approach to landscape design as part of concept and masterplanning of the scheme.
<i>Tree Comments Opportunities:</i>	Retain and enhance tree cover within site, as appropriate to deliver net gain for biodiversity. Seek to expand existing woodland blocks by planting new native woodland, as part of a planned network of natural habitats / accessible open space distributed throughout the site .
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	A Phase I Desk Study should be undertaken and submitted to identify any potential contamination issues from historical map information and other sources. The site has a number of identified features such as unknown filled ground, but these are unlikely to have a huge impact on any proposed development. The proposal is over known foul water private drainage facilities to the Punch Bowl and other residential properties (properties in the area have private sewerage treatment plants with infiltration fields and pipework into adjacent fields). These are not severn trent assets. Road Noise from the 60mph A458, road noise assessment required. Commercial Noise from the Punch Bowl Inn (wedding venue premises) and a manufacturing business a further 60 metres south of Punch Bowl Inn which have proposed residential near to the premises. The current Nock Deighton Livestock Market may be relocated from existing site onto the new business area of the site and give rise to odour complaint. General interaction of business area and residential to be managed by class uses. There is an active application for Chicken Rearing units in the Tasley area. There may be an air quality impact on the existing AQMA.
<i>Public Protection Comments Management of Constraints:</i>	
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	The site is located to the west of Bridgnorth. Bridgnorth is located in south-east Shropshire, an area with a strong functional relationship to the Black Country. Bridgnorth has strong highway transport links to the Black Country (approximately 14 miles away) via the A458 corridor. The nearest railway stations to Bridgnorth are at Telford, Albrighton and Shifnal. These would require some other form of transport to access them.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Bridgnorth's proximity and strong highway links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

<p>Strategic Considerations:</p>	<p>A very large site located to the south-west of Bridgnorth. The site has the potential to deliver a new sustainable urban extension incorporating the credentials of a garden village development. The site could provide a mix of housing which would contribute to meeting local needs, a new employment site in a prime roadside location, community facilities within a new local centre to support the new community and extensive green infrastructure. The site generally has good vehicular access potential. However there will be a need to undertake works to road infrastructure to ensure that it is appropriate to support the development.</p> <p>The size of this site and its location associated with a Principal Centre in close proximity to the Black Country and with good highway links between the two areas, means that it could accommodate a portion of the proposed contribution to the unmet development needs forecast to arise within the Black Country.</p> <p>The site occupies a rural setting and is physically and functionally separated from the development boundary and built form of Bridgnorth by the A458. The site is also separated from the built form of the settlement by either land allocated for employment development or land which is included within the site promotion, but is in third party ownership and the owners have indicated that the land is not available for development. Once the employment allocation is implemented this will form part of the built form of Bridgnorth increasing the sites connectivity to the town. The land which is in third party ownership would effectively 'buffer' the site from the main road and in the longer term may in part represent a windfall development opportunity - although an appropriate buffer of the A458 would need to be retained. Due to the scale of the site it has the potential to provide on site services and facilities to serve existing and new communities. The site has the potential to provide significant and effective pedestrian and cycle links over the A458 to encourage safe and sustainable patterns of movement between the site and the wider town. This could include but not be limited to a raised pedestrian and cyclist footbridge crossing of the A458 at an appropriate location near the Ludlow Road roundabout, subject to ground investigations and available land.</p> <p>The site has grade 3 agricultural land quality. Best and most versatile agricultural land is graded 1-3a. Precautionary approach to assume land is amongst best and most versatile.</p> <p>Parts of the site, along its western and southern boundaries, are located within flood zones 2 and/or 3. Additionally parts of the site are also located within the 1 in 1,000 surface water flood risk zone. However, the site is of sufficient scale that development could be excluded from these elements of the site and a comprehensive development still achieved.</p> <p>The site is not located within the Green Belt.</p> <p>The parcel which covers the majority of the site has medium-high landscape and visual sensitivity to employment. A portion of the site was beyond the area assessed.</p> <p>The size of this site and its location associated with a Principal Centre in close proximity to the Black Country and with good highway links between the two areas, means that it could accommodate a portion of the proposed contribution to the unmet development needs forecast to arise within the Black Country.</p> <p>The site is located within the Impact Risk Zone for 2 SSSI's, one of which is for residential development of greater than 100 dwellings. Discussions with Ecology Officers at Shropshire Council and initial discussions with Natural England indicate that risks can be managed through appropriate design, layout and construction of the development.</p> <p>Parts of the site are located within an environmental network, mainly along site boundaries, wooded areas and along the route of a drain. There may also be protected species and priority habitats on site. Design and layout will need to give these factors due consideration.</p> <p>The site contains two Grade II listed buildings and several non-designated heritage assets, these will need to be retained and appropriately buffered. Due to its size is likely to have archaeological potential.</p> <p>The site adjoins two existing employment allocations, one of which is for the relocation of the livestock market. Design and layout will need to give these factors due consideration.</p> <p>The site is close to sources of current road and commercial noise and potential future noise and odour from the relocated livestock market (the adjacent employment allocation includes land specifically for the livestock market and associated landscaping), other commercial uses on the existing employment allocation and potential commercial uses on the employment land proposed within the site promotion itself. These issues would require careful and sensitive consideration; however, it is considered that this can be appropriately managed through appropriate design and layout and use of green infrastructure buffering.</p> <p>The site is in proximity to quarries (and allocated extensions) at Morville and Bridgwalton. It is considered that through the use of appropriate buffers this proximity can be mitigated.</p> <p>The relationship with the site subject to a planning application for Poultry Units (within the site promotion).</p> <p>The site is located over known foul water private drainage facilities to the Punch Bowl and other residential properties, but this could be appropriately managed if the site were developed.</p> <p>Given the scale of the site it is important to ensure that necessary supporting infrastructure is provided.</p> <p>Air quality in Bridgnorth is a consideration.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>A new local centre to provides retail and community uses.</p> <p>A new community centre.</p> <p>A raised pedestrian/cyclist bridge of the A458.</p> <p>Primary school.</p> <p>Pedestrian and cyclist infrastructure on the site and from the site into Bridgnorth.</p> <p>Necessary improvements to road infrastructure.</p> <p>Significant open space and green infrastructure on the site with opportunities for linkages to the existing environmental network.</p>
<p>Known Infrastructure Opportunities:</p>	<p>A linear park.</p> <p>SUDs and water treatment facilities.</p> <p>A potential park and ride.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>Yes</p>

Recommendation	Allocate part of the site as a sustainable urban extension of Bridgnorth to include around 1,050 dwellings (600 dwellings of which form part of the proposed contribution to unmet needs forecast to arise in the Black Country), 16ha employment land, a new local centre, 20ha of green infrastructure and a 19ha linear park. Identify part of the site as a potential future direction for growth.
Reasoning	<p>The site represents an opportunity to achieve a high quality mixed use development providing around 1,050 dwellings, 16ha of employment land, a new local centre (which could include a range of retail and community uses) and significant areas of Green Infrastructure including a new Linear Park which extends beyond the site area. Further land would also be available for further development beyond 2038. The level of housing proposed means that there is an opportunity to provide a range of sizes, types and tenures which will respond to local needs, including the need for affordable, key worker and local employee housing.</p> <p>The employment provision will be visible from the A458 Bridgnorth Bypass, as such it could represent an attractive location for employers in a 'gateway location'. It is considered that this site could complement existing and proposed provision within the area.</p> <p>The mixed-use development of this site presents an opportunity to support the local economy, create jobs, provide housing to meet needs arising in Shropshire and accommodate 600 houses as part of the proposed contribution to the unmet housing need forecast to be arise within the Black Country.</p> <p>It is therefore considered appropriate to identify BRD030 as a sustainable urban extension, the development of which will contribute to meeting the development needs of Shropshire and accommodate 600 dwellings of the proposed contribution to the unmet housing need forecast to arise within the Black Country.</p> <p>Accommodating part of the proposed contribution to the Black Country on this site will contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>Whilst it is acknowledged that the A458, employment allocations and a small area of third party land causes severance between the site and the existing built form of the settlement, due to the scale of the site it has the potential to provide on site services and facilities to serve existing and new communities. Furthermore, due to the scale of the site it has the potential to provide significant and effective pedestrian and cycle links over the A458 to encourage safe and sustainable patterns of movement between the site and the wider town. This could include but not be limited to a raised pedestrian and cyclist footbridge crossing of the A458 at an appropriate location near the Ludlow Road roundabout, subject to ground investigations and available land. Provision of facilities on site and access improvements will address specific sustainability appraisal issues. Once the employment allocation is implemented this will form part of the built form of Bridgnorth increasing the sites connectivity to the town. The land which is in third party ownership would effectively 'buffer' the site from the main road and in the longer term may in part represent a windfall development opportunity - although an appropriate buffer of the A458 would need to be retained.</p> <p>Due to the scale of the site, it is considered that appropriate public transport links can be provided. There is also the potential to operate a dedicated park and ride service from the site, this will need to be investigated in partnership with appropriate local community groups and bus operators.</p> <p>Any necessary improvements to the A458 Ludlow Road roundabout, the wider highway network and associated infrastructure will be informed by Strategic and Local Highway Transport Assessments. An air quality assessment of the impact of increased vehicular movements into Bridgnorth will also be undertaken and its recommendations implemented. Given the scale of the site, it is considered that necessary works are achievable.</p> <p>The site is not located within the Green Belt, the NPPF specifies that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, before concluding that such circumstances exist all other reasonable options should be examined fully. This site is considered to represent a sustainable option for meeting the development needs of Bridgnorth.</p> <p>Whilst some of the site is located within Flood Zones 2 and/or 3, the site is of a sufficient scale that these areas can be used for green infrastructure provision.</p> <p>Whilst some of the site is within the 1 in 1,000 surface water flood zone, it is considered that the site is of sufficient size that following the use of SUDs and attenuation ponds, development can avoid any areas with residual surface water flood risk.</p> <p>The site is located within the Impact Risk Zone for 2 SSSI's, one of which is for residential development of greater than 100 dwellings. Discussions with Ecology Officers at Shropshire Council and initial discussions with Natural England indicate that risks can be managed through appropriate design, layout and construction of the development.</p> <p>Environmental networks and wooded areas on the site can also be retained and form part of the green infrastructure provision.</p> <p>The parcel which covers the majority of the site has medium-high landscape and visual sensitivity to employment. High quality design and layout will reduce any visual impact.</p> <p>The site contains two Grade II listed buildings and several non-designated heritage assets. A Heritage Assessment provided by the Promotors indicates that less than substantial harm would arise to the significance of these designated heritage assets as a result of the changes that would occur to their settings. Because Sections 66(i) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the tests set out in Paragraphs 193, 194 and 196 of the Framework are therefore engaged, the Council is required to place great weight upon to their conservation. However, whilst this requirement is acknowledged, it is considered that through appropriate design and layout of development and incorporation of effective Green Infrastructure, impacts on these assets can be minimised.</p> <p>Noise, any odour and any dust associated with the A458, nearby quarries and proposed extensions of quarries, the existing employment allocations (one of which is allocated specifically for the relocated livestock market) and the employment proposed on the site will need to be considered within the design, layout and use of green infrastructure. Given the scale of the site, this is considered achievable.</p> <p>Part of the site was subject to a Planning Application for 'poultry units' however this was refused at appeal. In any event, given that the land subject to this Planning Application is within the site promotion, it is considered that this could be appropriately mitigated through inclusion of a guideline stipulating that before occupation of the first dwelling on the site, any poultry units operating on the site or indeed land within the wider site promotion will cease operation and subsequent conditions/legal agreements within any Planning Application for development of the site.</p> <p>The Framework places a responsibility on the Local Planning Authority to devise an appropriate strategy for the area, taking into account the reasonable alternatives, and based on proportionate evidence. It is considered that either BRD032 the Revised Stanmore Garden Village proposal or BRD030 the Tasley Garden Village proposal could provide for the scale of growth proposed for the town over the long term to 2038. Within this context it is considered appropriate to provide a detailed overview of the competing planning considerations between the two options, and to show the weight that has been afforded to these competing considerations. In this way this assessment can be viewed as providing the planning balance between the two competing proposed 'Garden Village' proposals and a transparent and reasoned explanation as to why one has been preferred over the other. A summary of this assessment is provided within the Bridgnorth Development Options Assessment (July 2021 Update), provided as part of the evidence base for the Local Plan Review.</p> <p>Furthermore, it is considered appropriate for the development occurring on this site to contribute to meeting the development needs of Shropshire and accommodate 600 dwellings of the proposed contribution to the unmet housing need forecast to arise within the Black Country. Accommodating part of the proposed contribution to the Black Country on this site will contribute to the achievement of the wider spatial strategy for Shropshire.</p>
Further Main Modifications Required:	<p style="text-align: center;">Yes:</p> <p>Draft Policies SP2 and S3 to be amended to reflect the fact that 600 of the dwellings proposed on the site form part of the proposed contribution towards the unmet housing needs forecast to arise within the Black Country.</p>
If proposed for Allocation, Potential Capacity:	<p>1,050 dwellings, 16ha employment land, a new local centre, 20ha of green infrastructure and a 19ha linear park.</p> <p>Of these 1,050 dwellings, 600 dwellings form part of the proposed contribution towards the unmet housing needs forecast to arise within the Black Country.</p>

<p>If proposed for Allocation Design Requirements:</p>	<p>A comprehensive mixed-use sustainable urban extension informed by a Supplementary Planning Document and applying Garden Village Standards.</p> <p>A construction management plan is required.</p> <p>High quality design, mix and layout of housing responding to site constraints and opportunities and local needs.</p> <p>Maximise energy efficiency. Opportunities for on-site energy generation.</p> <p>Employment provision is an intrinsic element of the development, occurring alongside and cross-subsidised by housing in a gateway location.</p> <p>New local centre, primary school and if required a medical centre will support the sites community.</p> <p>Site design and layout will respond to any identified landscape and visual effects and heritage assets on site and in wider area.</p> <p>Green infrastructure is a key component. Mature trees, hedgerows, structural vegetation retained.</p> <p>Listed and non-designated historic farm buildings will be retained.</p> <p>Noise, odour and dust arising from roads, employment (current and future) the relocated livestock market and mineral activities.</p> <p>Before occupation of dwellings on the site, any poultry units operating on the site promotion to cease operation.</p> <p>Appropriate pedestrian, cycle and vehicle accesses and links to and through the site to be provided. Necessary highway works to be undertaken.</p> <p>An air quality assessment of the impact of increased vehicular movements into Bridgnorth will also be undertaken and its recommendations implemented.</p> <p>Appropriate public transport links will be provided including investigation of potential park and ride.</p> <p>Significant and effective pedestrian and cycle links will be provided over the A458 to encourage safe and sustainable patterns of movement between the site and the wider town. This will include but not be limited to a raised pedestrian and cyclist footbridge crossing of the A458 at an appropriate location near the Ludlow Road roundabout, subject to ground investigations and available land.</p> <p>Historic environment assets on the site will be retained and appropriately buffered.</p> <p>Natural environment assets on and in proximity of the site, including Thatcher's Wood and Westwood Covert SSSI, Devil's Hole SSSI and any priority habitats will be safeguarded and appropriately buffered.</p> <p>Multi-stage SuDs and water treatment facilities, informed by a sustainable drainage strategy to be provided. Water runoff will be restricted to the equivalent greenfield rate and water quality in the wider drainage network will be protected. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site.</p> <p>Development will be excluded from the portions of the site located in Flood Zones 2 and/or 3.</p>
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*Green Belt Purposes (where applicable):

n/a

Site Assessment - Stage 3 Updated	
Site Reference:	BRD031
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	2%
<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>	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>	6%
<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 within 20m of a detailed river network:</i>	94%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Green Belt* Considerations: (from the GB Assessment/Review)</i>	N/A
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Not Assessed
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Not Assessed
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Not Assessed
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Not Assessed
<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 Telegraph lane
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Telegraph lane is already well used route, likely to be able to accommodate development.
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Y
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y - May need localised improvements to Telegraph lane depending on scale of development.
<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):	N/A
<i>Ecology Comments Significant Constraints:</i>	The brook forms an Environmental Network corridor and CS17 Environmental Networks applies. Reduced numbers of housing may be required as protection of Environmental Network unlikely to be fully possible in open space provision.
<i>Ecology Comments Other Constraints:</i>	EclA required and surveys for badgers, bats, GCNs, water voles, otters, white-clawed crayfish, nesting birds and reptiles

<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancements. Retain and enhance all hedgerows/tree lines on boundaries. Protect, enhance and restore Env. Network in accordance with CS17 and MD12
<i>Ecology Comments Opportunities:</i>	Enhance Env. Network
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	A number of cropmarks on land to the west of brook and large size of site suggest it may have some archaeological potential. Site is detached from and relates poorly to the urban form of the town.
<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>	Boundary hedgerows and mature trees
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arboricultural Impact Assessment, Tree Protection Plan & Arboricultural Method Statement
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover approach to enhance tree cover in association with future development. Incorporate good trees and tree groups as part of open space within development and plan strategically for a network of connected green infrastructure.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Industrial works at north of site. Sewerage issues known in the area
<i>Public Protection Comments Management of Constraints:</i>	BS4142 assessment. Parts of the site may not be suitable.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Poor
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Poor
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	The site is located to the south-west of Bridgnorth. Bridgnorth is located in south-east Shropshire, an area with a strong functional relationship to the Black Country. Bridgnorth has strong highway transport links to the Black Country (approximately 14 miles away) via the A458 corridor. The nearest railway stations to Bridgnorth are at Telford, Albrighton and Shifnal. These would require some other form of transport to access them.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Bridgnorth's proximity and strong highway links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

<p>Strategic Considerations:</p>	<p>An irregularly shaped site, some distance from the existing built form of Bridgnorth, separated by a number of agricultural fields (subject to consideration within site BRD030).</p> <p>The size of this site and its location associated with a Principal Centre in close proximity to the Black Country and with good highway links between the two areas, means that it could accommodate a portion of the proposed contribution to the unmet development needs forecast to arise within the Black Country.</p> <p>A very small portion of the site is located within flood zones 2 and/or 3 and within the 1 in 30, 1 in 100 and 1 in 1,000 surface flood risk zones.</p> <p>The majority of the site is within 20m of a detailed river network.</p> <p>The landscape and visual sensitivity of the site has not been assessed.</p> <p>The site has boundary hedgerows and mature trees.</p> <p>The site performs poorly in Stage 2a Settlement Sustainability Appraisal for housing and employment. However, it performs fair in the Stage 2a Black Country Contribution Sustainability Appraisal for housing and employment.</p> <p>The brook along the sites northern and western boundaries forms part of an environmental network. There may also be protected species and priority habitats on site. Design and layout will need to give these factors due consideration.</p> <p>The site may have archaeological potential.</p> <p>Air quality in Bridgnorth is a consideration.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Retain as countryside</p>
<p>Reasoning</p>	<p>In isolation the site is separated from the build form of Bridgnorth by a number of agricultural fields. Whilst the site could be considered alongside BRD030, BRD030 is very extensive and it is not considered necessary to further extend the site southwards.</p> <p>Whilst the site's size and location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>

Further Main Modifications Required:	No
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

***Green Belt Purposes (where applicable):**

n/a

Site Assessment - Stage 3 Updated	
Site Reference:	BRD032
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	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>	<p>The Green Belt Assessment and Review undertaken for Shropshire indicates that this site is located within four Green Belt Parcels. These are: P54 (containing only a small part of the site at its western extent); P56 (containing the majority of the site); P57 (containing a small part of the site at its eastern extent) and P58 (containing only a small part of the site at its south-eastern extent).</p> <p>The Green Belt Assessment indicates that these parcels perform a weak contribution to purpose 2; a moderate (P54 and P58) and strong (P56 and P57) contribution against purpose 3; and makes no (P54, P57 and P58) and weak (P56) contribution against purpose 4.</p> <p>The Green Belt Review indicates that release of these parcels would have the following levels of harm to the Green Belt: Moderate (a small sub-parcel of P54 to the west of The Hobbins, proposed for mixed-use/residential development on the most recent Concept Masterplan prepared by the site promoter; P57, part of which is proposed for employment development as an extension of Stanmore Industrial Estate on the most recent Concept Masterplan prepared by the site promoter; and P58 part of which is proposed for employment development as an extension of Stanmore Industrial Estate on the most recent Concept Masterplan prepared by the site promoter); Moderate high (P56, the parcel closest to Bridgnorth and proposed for the majority of the residential development and land safeguarded for future development on the most recent Concept Masterplan prepared by the site promoter); and High (majority of P54, part of which is proposed for employment development on the most recent Concept Masterplan prepared by the site promoter).</p>
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium and Medium High
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium and Medium High
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium and High
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium and High
<i>Highway Comments - Direct Access to Highway Network?</i>	
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Please see sites P54, P56, P58a, STC002 and STC005
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	
<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):	Please see sites P54, P56, P58a, STC002 and STC005
<i>Ecology Comments Significant Constraints:</i>	Please see sites P54, P56, P58a, STC002 and STC005
<i>Ecology Comments Other Constraints:</i>	Please see sites P54, P56, P58a, STC002 and STC005

<i>Ecology Comments Management of Constraints:</i>	Please see sites P54, P56, P58a, STC002 and STC005
<i>Ecology Comments Opportunities:</i>	Please see sites P54, P56, P58a, STC002 and STC005
<i>Heritage Comments Significant Constraints:</i>	Please see sites P54, P56, P58a, STC002 and STC005
<i>Heritage Comments Other Constraints:</i>	Please see sites P54, P56, P58a, STC002 and STC005
<i>Heritage Comments Management of Constraints:</i>	Please see sites P54, P56, P58a, STC002 and STC005
<i>Heritage Comments Opportunities:</i>	Please see sites P54, P56, P58a, STC002 and STC005
<i>Tree Comments Significant Constraints:</i>	Please see sites P54, P56, P58a, STC002 and STC005
<i>Tree Comments Other Constraints:</i>	Please see sites P54, P56, P58a, STC002 and STC005
<i>Tree Comments Management of Constraints:</i>	Please see sites P54, P56, P58a, STC002 and STC005
<i>Tree Comments Opportunities:</i>	Please see sites P54, P56, P58a, STC002 and STC005
<i>Public Protection Comments Significant Constraints:</i>	Please see sites P54, P56, P58a, STC002 and STC005
<i>Public Protection Comments Other Constraints:</i>	Please see sites P54, P56, P58a, STC002 and STC005
<i>Public Protection Comments Management of Constraints:</i>	Please see sites P54, P56, P58a, STC002 and STC005
<i>Public Protection Comments Opportunities:</i>	Please see sites P54, P56, P58a, STC002 and STC005
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	The site is located to the east of Bridgnorth. Bridgnorth is located in south-east Shropshire, an area with a strong functional relationship to the Black Country. Bridgnorth has strong highway transport links to the Black Country (approximately 14 miles away) via the A458 corridor. The nearest railway stations to Bridgnorth are at Telford, Albrighton and Shifnal. These would require some other form of transport to access them.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Bridgnorth's proximity and strong highway links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

<p>Strategic Considerations:</p>	<p>The site consists of P54 (part - significantly reduced to that within previous iterations of the site promotion), P56, P58a, STC002 and STC005. A larger proposal in this general location (including additional land) was consulted upon as a preferred site allocation within the Preferred Sites consultation in late 2018/early 2019).</p> <p>The size of this site and its location associated with a Principal Centre in close proximity to the Black Country and with good highway links between the two areas, means that it could accommodate a portion of the proposed contribution to the unmet development needs forecast to arise within the Black Country.</p> <p>This site represents a very large site located to the East of Bridgnorth. The site has the potential to deliver a new sustainable urban extension incorporating the credentials of a garden village development. The site could provide a mix of housing which would contribute to meeting local needs, opportunities for expansion of a very successful employment site, community facilities within a new local centre to support the new community and extensive green infrastructure. The components of the site generally have good vehicular access potential. However there will be a need to undertake works to road infrastructure to ensure that it is appropriate to support the development.</p> <p>The site occupies a rural setting and is physically and functionally separated from the development boundary and built form of Bridgnorth by the Hermitage Ridge (and associated ancient woodland). Due to the scale of the site it has the potential to provide on site services and facilities to serve existing and new communities. The provision of pedestrian and cycle links between the site and the existing built form of Bridgnorth will require very careful consideration due to the presence of the Hermitage Ridge and associated ancient woodland. The site also offers the potential to provide a park and ride on the site, which would provide a level of mitigation.</p> <p>The site is located within the Green Belt. The NPPF specifies that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, before concluding that such circumstances exist all other reasonable options should be examined fully. The Green Belt Assessment indicates that the parcels which cover the site: perform a weak contribution to purpose 2; a moderate (P54 and P58) and strong (P56 and P57) contribution against purpose 3; and makes no (P54, P57 and P58) and weak (P56) contribution against purpose 4.</p> <p>The Green Belt Review indicates that release of these parcels would have the following levels of harm to the Green Belt: Moderate (a small sub-parcel of P54 to the west of The Hobbins, proposed for mixed-use/residential development on the most recent Concept Masterplan prepared by the site promoter; P57, part of which is proposed for employment development as an extension of Stanmore Industrial Estate on the most recent Concept Masterplan prepared by the site promoter; and P58 part of which is proposed for employment development as an extension of Stanmore Industrial Estate on the most recent Concept Masterplan prepared by the site promoter).</p> <p>Much of the site has grade 2 agricultural land quality. This is amongst the best and most versatile.</p> <p>Parts of the site are located within the 1 in 1,000 surface water flood risk zone. The site is of sufficient scale that development could be excluded from these elements of the site and a comprehensive development still achieved.</p> <p>The site is primarily located outside of identified source protection zones, although much of the most easterly element of the site, understood to be proposed exclusively for employment development as an expansion of Stanmore Industrial Estate, is located within Source Protection Zone 3. However, it is considered that this issue could be managed through appropriate design and construction of development.</p> <p>The majority of the site is located within a landscape parcel which has medium landscape and visual sensitivity to housing and employment. A very small portion of the most easterly element of the site, understood to be proposed exclusively for employment development as an expansion of Stanmore Industrial Estate, has medium-high landscape and visual sensitivity to housing and high landscape and visual sensitivity to employment.</p> <p>The site lies immediately adjacent to ancient woodland, which runs along Hermitage Ridge to the west of the site between it and the existing form of Bridgnorth. Design and layout will need to give these factors due consideration.</p> <p>Parts of the site are located within an environmental network, mainly along site boundaries, although the entirety of STC002 is located within an environmental network. There are also wooded areas within the site and may be protected species and priority habitats on site. Design and layout will need to give these factors due consideration.</p> <p>The site contains part of and parts are in proximity of The Hermitage Scheduled Monument. Development would need to avoid this area and a suitable buffer. The site contains a number of other heritage assets which should be appropriately managed. Due to its size is likely to have archaeological potential.</p> <p>The site is close to sources of road and commercial noise and potential future noise from other commercial uses on the employment land proposed within the site promotion itself. However, it is considered that this can be managed through design and layout of the development and use of green infrastructure buffering.</p> <p>Given the scale of the site it is important to ensure that necessary supporting infrastructure is provided.</p> <p>Air quality in Bridgnorth is a consideration.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>A new local centre to provides retail and community uses.</p> <p>A new community centre.</p> <p>A park and ride.</p> <p>Primary school.</p> <p>Pedestrian and cyclist infrastructure on the site and from the site into Bridgnorth. This will need to positively respond to the presence of ancient woodland and the gradient between the site and the town.</p> <p>Necessary improvements to road infrastructure.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Significant open space and green infrastructure on the site.</p> <p>Improvements to Stanmore Country Park.</p> <p>SUDs and water treatment facilities.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>

Recommendation	Retain the majority of the site as Green Belt. Allocate two of the component sites (P58a and STC002) specifically for extensions to Stanmore Industrial Estate.
Reasoning	<p>The site adjoins ancient woodland along Hermitage Ridge. This ridge also creates physical and functional separation between the site and the built form of Bridgnorth. Whilst it is considered that provision of a new local centre and park and ride on the site would contribute to mitigation, the ability to provide effective pedestrian and cycle links are more complex due to the gradient and presence of ancient woodland along Hermitage Ridge.</p> <p>The site contains part of and parts of the site are in proximity of The Hermitage Scheduled Monument.</p> <p>The site is located within the Green Belt. The NPPF specifies that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, before concluding that such circumstances exist all other reasonable options should be examined fully. An alternative site has been identified which is not located within the Green Belt and could achieve much of the development needs and aspirations for Bridgnorth through a comprehensive and sustainable development. This site is of sufficient scale that it can deliver appropriate traffic calming and pedestrian links into the town and extensive on site services and facilities to serve its new community.</p> <p>The Framework places a responsibility on the Local Planning Authority to devise an appropriate strategy for the area, taking into account the reasonable alternatives, and based on proportionate evidence. It is considered that either BRD032 the Revised Stanmore Garden Village proposal or BRD030 the Tasley Garden Village proposal could provide for the scale of growth proposed for the town over the long term to 2038. Within this context it is considered appropriate to provide a detailed overview of the competing planning considerations between the two options, and to show the weight that has been afforded to these competing considerations. In this way this assessment can be viewed as providing the planning balance between the two competing proposed ‘Garden Village’ proposals and a transparent and reasoned explanation as to why one has been preferred over the other. A summary of this assessment is provided within the Bridgnorth Development Options Assessment (Updated), provided as part of the evidence base for the Local Plan Review.</p> <p>However, Stanmore Industrial Estate which is inset in the Green Belt is a very successful employment site and represents a centre of excellence for engineering and advanced manufacturing. In order to provide for the medium and long term growth of the Industrial Estate, it is considered appropriate to identify further land for its expansion, which will complement proposals for housing and employment provision elsewhere in Bridgnorth. This can only be achieved through the release of some land from the Green Belt. Removing land from the Green Belt is subject to identification of exceptional circumstances, this will be detailed within a Green Belt: Exceptional Circumstances Statement.</p> <p>A small part of P58a is located within the 1 in 1,000 surface flood risk zone, the site is of sufficient size to address this constraint. Sites P58a and STC002 are well related to the built form of Stanmore Industrial Estate and as such represent opportunities for the expansion of the site. As extensions of Stanmore Industrial Estate they will be accessed through the existing access (subject to necessary improvements). Much of P58a is located within Source Protection Zone 3. The design of development on these elements of the site can manage this constraint. STC002 forms part of an environmental network. The design, layout and quantum of development can reflect this and seek to ensure provision of green corridors linked to Stanmore Country Park. A small portion of P58a has high landscape and visual sensitivity to employment. High quality design and layout can reduce any visual impact. Design and layout of development will need to mitigate any noise and visual impact on The Hobbins and other nearby residential properties.</p> <p>Whilst the site’s size and location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p>
Further Main Modifications Required:	No
If proposed for Allocation, Potential Capacity:	

**If proposed for Allocation
Design Requirements:**

Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);

Purpose 2 (merging of neighbouring towns);

Purpose 3 (safeguarding countryside from encroachment);

Purpose 4 (preserving setting/character of historic towns); and

Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

***Green Belt Purposes (where applicable):**

**If proposed for Allocation
Design Requirements:**

Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);

Purpose 2 (merging of neighbouring towns);

Purpose 3 (safeguarding countryside from encroachment);

Purpose 4 (preserving setting/character of historic towns); and

Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

***Green Belt Purposes (where applicable):**

Site Assessment - Stage 3 Updated	
Site Reference:	P52
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Green Belt* Considerations: (from the GB Assessment/Review)</i>	<p>The Green Belt Assessment undertaken for Shropshire indicates that this site is located within a Green Belt parcel which performs weakly against purpose 2; strongly against purpose 3; and weakly against purpose 4.</p> <p>The Green Belt Review undertaken for Shropshire indicates that this site is located within a Green Belt parcel, the release of which would have a 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.</p>
<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
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	<p>(Comments on P52 and P53a/b): If 66% of these sites were developed as housing they could accommodate 2,225 homes. These site have good vehicular access potential, directly onto the A454.</p> <p>As part of a strategic settlement east of Bridgnorth Low Town these sites lie the furthest north from the existing development and therefore have less sustainable transport potential. The most direct route into Low town from these sites would be along the Wolverhampton Road which is not attractive for pedestrians and has limited scope for improvement.</p>
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<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):	N/A
<i>Ecology Comments Significant Constraints:</i>	<p>Ancient Woodland (AW) immediately adjacent to western site boundary. Damage to AW must be avoided, see NPPF. AW must be buffered from the impacts of development and a buffer will be required reducing numbers of houses possible.</p> <p>Suggest seek landscape advice.</p>
<i>Ecology Comments Other Constraints:</i>	<p>EclA required. Surveys for Dormice, Badgers , Bats, nesting birds, plants (likely priority habitats need botanical survey), reptiles. Footpath runs diagonally through site. Environmental Network corridor and core area immediately adjoins the site. Reduced numbers of housing may be required as protection of Environmental Network unlikely to be fully possible in open space provision.</p>

<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all hedgerows/trees/scrub on site. Provide a green route through site along footpath and link to open space and boundary hedges to enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12. Inaccessible buffer required to Ancient Woodland of 15-50m in addition.
<i>Ecology Comments Opportunities:</i>	Buffer and protect ancient woodland. Enhance environmental network by providing green link along footpath. Use open space provision to provide biodiversity enhancements.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Large size and substantial number of metal detectorist finds suggests that it may hold significant archaeological potential.
<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>	mature trees and hedges within and around site. Mature deciduous woodland adjacent western boundary.
<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 west
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road to the south creating noise issues. Agricultural, commercial and game activity to the north of the site creating potential noise and odour. Any significant scale development causing additional traffic movements into town requires air quality assessment.
<i>Public Protection Comments Management of Constraints:</i>	Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings, barrier treatment. and combinations thereof to mitigate for road noise. Separation distance from agri, commercial and game rearing to the north of the site. AQ assessment likely to be required and mitigation stated.
<i>Public Protection Comments Opportunities:</i>	Would be better location if AQ issue in Bridgnorth did not exist.
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Poor
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Poor
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Poor
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Poor
Relationship to the Black Country	The site is located to the north-east of Bridgnorth. Bridgnorth is located in south-east Shropshire, an area with a strong functional relationship to the Black Country. Bridgnorth has strong highway transport links to the Black Country (approximately 14 miles away) via the A458 corridor. The nearest railway stations to Bridgnorth are at Telford, Albrighton and Shifnal. These would require some other form of transport to access them.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Bridgnorth's proximity and strong highway links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

<p>Strategic Considerations:</p>	<p>The size of this site and its location associated with a Principal Centre in close proximity to the Black Country and with good highway links between the two areas, means that it could accommodate a portion of the proposed contribution to the unmet development needs forecast to arise within the Black Country.</p> <p>The site occupies a rural setting and consists of a series of undulating agricultural fields to the north east of Bridgnorth in the Green Belt. The site is physically and functionally separated from the built form of Bridgnorth by an elevated area of countryside containing mature woodland, a cemetery and agricultural fields. Possible impact on adjoining ancient woodland is a significant consideration. The site is located within the Green Belt. The NPPF specifies that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, before concluding that such circumstances exist all other reasonable options should be examined fully.</p> <p>The site performs poorly in Stage 2a Settlement and Black Country Contribution Sustainability Appraisal for housing and employment.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Highway capacity. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Park & Ride, local highway improvements. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Retain as Green Belt</p>
<p>Reasoning</p>	<p>The site is located within the Green Belt. The NPPF specifies that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, before concluding that such circumstances exist all other reasonable options should be examined fully. An alternative site has been identified which is not located within the Green Belt and could achieve much of the development needs and aspirations for Bridgnorth through a comprehensive and sustainable development. This site is of sufficient scale that it can deliver appropriate traffic calming and pedestrian links into the town and extensive on site services and facilities to serve its new community.</p> <p>The site is additionally located in an area with challenging topography, and is also separated from the built form of the settlement by the cemetery and adjoins ancient woodland.</p> <p>Whilst the site's size and location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>

Further Main Modifications Required:	No
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);

Purpose 2 (merging of neighbouring towns);

Purpose 3 (safeguarding countryside from encroachment);

Purpose 4 (preserving setting/character of historic towns); and

Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

***Green Belt Purposes (where applicable):**

Site Assessment - Stage 3 Updated	
Site Reference:	P53a
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	Yes
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	0%
Percentage of the site in the 100 year surface flood risk zone:	0%
Percentage of the site in the 1,000 year surface flood risk zone:	1%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	No
Green Belt* Considerations: (from the GB Assessment/Review)	The Green Belt Assessment undertaken for Shropshire indicates that this site is located within a Green Belt parcel which performs weakly against purpose 2; strongly against purpose 3; with no contribution against purpose 4. The Green Belt Review undertaken for Shropshire indicates that this site is located within a Green Belt parcel, the release of which would have a 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.
Landscape Considerations (Residential) (from the LVSS):	Medium
Visual Impact Considerations (Residential) (from the LVSS):	Medium
Landscape Considerations (Employment) (from the LVSS):	Medium
Visual Impact Considerations (Employment) (from the LVSS):	Medium
Highway Comments - Direct Access to Highway Network?	(Comments on P52 and P53a/b): If 66% of these sites were developed as housing they could accommodate 2,225 homes. These site have good vehicular access potential, directly onto the A454. As part of a strategic settlement east of Bridgnorth Low Town these sites lie the furthest north from the existing development and therefore have less sustainable transport potential. The most direct route into Low town from these sites would be along the Wolverhampton Road which is not attractive for pedestrians and has limited scope for improvement.
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	
Highway Comments - Could the Development Occur Without Off-Site Works?	
Highway Comments - Are Envisaged Off-Site Works Achievable?	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	N/A
Ecology Comments Significant Constraints:	None.
Ecology Comments Other Constraints:	EclA required. Surveys for GCN (ponds within 500m) Dormice, Badgers , Bats, nesting birds, plants (likely priority habitats need botanical survey), reptiles. Two footpaths run north-south through site.

<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all hedgerows/trees/scrub on site. Provide green routes through site along footpaths and link to open space and boundary hedges.
<i>Ecology Comments Opportunities:</i>	Enhance environmental network by providing green link along footpaths linked to open space. Use open space provision to provide biodiversity enhancements.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Possible impacts on settings of Grade II listed Swancote Farmhouse (NHLE ref. 1190070) and Garden House at Swancote Farmhouse (NHLE ref.) Prehistoric cropmark pit alignment (HER PRN 21522) present towards SW end of site. In addition, its large size and two significant clusters of metal detectorist finds 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 trees and hedges within and around 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 enhance tree cover in association with future development. Retain fine trees within site as features in open space within any development.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road to the south creating noise issues. Some agricultural barns which may create noise/odour /fly issues depending on use. Any significant scale development causing additional traffic movements into town requires air quality assessment.
<i>Public Protection Comments Management of Constraints:</i>	Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings, barrier treatment. and combinations thereof to mitigate for road noise. Suggest good separation distance from any agricultural buildings located on the edge of the site. AQ assessment likely to be required and mitigation stated.
<i>Public Protection Comments Opportunities:</i>	Would be better location if AQ issue in Bridgnorth did not exist.
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Poor
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Poor
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	The site is located to the north-east of Bridgnorth. Bridgnorth is located in south-east Shropshire, an area with a strong functional relationship to the Black Country. Bridgnorth has strong highway transport links to the Black Country (approximately 14 miles away) via the A458 corridor. The nearest railway stations to Bridgnorth are at Telford, Albrighton and Shifnal. These would require some other form of transport to access them.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Bridgnorth's proximity and strong highway links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

<p>Strategic Considerations:</p>	<p>The size of this site and its location associated with a Principal Centre in close proximity to the Black Country and with good highway links between the two areas, means that it could accommodate a portion of the proposed contribution to the unmet development needs forecast to arise within the Black Country.</p> <p>The western part of a larger site located to the north east of Bridgnorth which consists of a large number of agricultural fields bounded by the A454 to the south and rural roads/lanes to the west and north. The site is located in the Green Belt and does not adjoin any of the existing development at The Hobbins or Stanmore. The site occupies a rural setting and is physically and functionally separated from the development boundary and built form of Bridgnorth by agricultural fields and wooded ridge. Proximity to buildings and sites of heritage interest, trees and any other ecological interest will also be a consideration. The site is located within the Green Belt. The NPPF specifies that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, before concluding that such circumstances exist all other reasonable options should be examined fully. The site performs poorly in Stage 2a Settlement Sustainability Appraisal for housing and employment. However, it performs fair in the Stage 2a Black Country Contribution Sustainability Appraisal for housing and employment.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Retain as Green Belt</p>
<p>Reasoning</p>	<p>The site occupies a rural setting, well removed from The Hobbins to the South and remote from Bridgnorth. The site is located within the Green Belt. The NPPF specifies that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, before concluding that such circumstances exist all other reasonable options should be examined fully. An alternative site has been identified which is not located within the Green Belt and could achieve much of the development needs and aspirations for Bridgnorth through a comprehensive and sustainable development. This site is of sufficient scale that it can deliver appropriate traffic calming and pedestrian links into the town and extensive on site services and facilities to serve its new community.</p> <p>Whilst the site's size and location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>

Further Main Modifications Required:	No
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);

Purpose 2 (merging of neighbouring towns);

Purpose 3 (safeguarding countryside from encroachment);

Purpose 4 (preserving setting/character of historic towns); and

Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

***Green Belt Purposes (where applicable):**

Site Assessment - Stage 3 Updated	
Site Reference:	P53b
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	Yes
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	0%
Percentage of the site in the 100 year surface flood risk zone:	0%
Percentage of the site in the 1,000 year surface flood risk zone:	1%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	No
Green Belt* Considerations: (from the GB Assessment/Review)	<p>The Green Belt Assessment undertaken for Shropshire indicates that this site is located within a Green Belt parcel which performs weakly against purpose 2; strongly against purpose 3; with no contribution against purpose 4.</p> <p>The Green Belt Review undertaken for Shropshire indicates that this site is located within a Green Belt parcel, the release of which would have a 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.</p>
Landscape Considerations (Residential) (from the LVSS):	Medium and Medium-High
Visual Impact Considerations (Residential) (from the LVSS):	Medium and Medium-High
Landscape Considerations (Employment) (from the LVSS):	Medium and High
Visual Impact Considerations (Employment) (from the LVSS):	Medium and High
Highway Comments - Direct Access to Highway Network?	<p>(Comments on P52 and P53a/b): If 66% of these sites were developed as housing they could accommodate 2,225 homes. These site have good vehicular access potential, directly onto the A454.</p> <p>As part of a strategic settlement east of Bridgnorth Low Town these sites lie the furthest north from the existing development and therefore have less sustainable transport potential. The most direct route into Low town from these sites would be along the Wolverhampton Road which is not attractive for pedestrians and has limited scope for improvement.</p>
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	
Highway Comments - Could the Development Occur Without Off-Site Works?	
Highway Comments - Are Envisaged Off-Site Works Achievable?	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	N/A
Ecology Comments Significant Constraints:	None.
Ecology Comments Other Constraints:	EclA required. Surveys for GCN (ponds within 500m) Dormice, Badgers , Bats, nesting birds, plants (likely priority habitats need botanical survey), reptiles. Two footpaths run north-south through site.

<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all hedgerows/trees/scrub on site. Provide green routes through site along footpaths and link to open space and boundary hedges.
<i>Ecology Comments Opportunities:</i>	Enhance environmental network by providing green link along footpaths linked to open space. Use open space provision to provide biodiversity enhancements.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Possible impacts on settings of Grade II listed Swancote Farmhouse (NHLE ref. 1190070) and Garden House at Swancote Farmhouse (NHLE ref.) Prehistoric cropmark pit alignment (HER PRN 21522) present towards SW end of site. In addition, its large size and two significant clusters of metal detectorist finds 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 trees and hedges within and around 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 enhance tree cover in association with future development. Retain fine trees within site as features in open space within any development.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road to the south creating noise issues. Some agricultural barns which may create noise/odour /fly issues depending on use. Any significant scale development causing additional traffic movements into town requires air quality assessment.
<i>Public Protection Comments Management of Constraints:</i>	Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings, barrier treatment. and combinations thereof to mitigate for road noise. Suggest good separation distance from any agricultural buildings located on the edge of the site. AQ assessment likely to be required and mitigation stated.
<i>Public Protection Comments Opportunities:</i>	Would be better location if AQ issue in Bridgnorth did not exist.
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Poor
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Poor
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Poor
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	The site is located to the north-east of Bridgnorth. Bridgnorth is located in south-east Shropshire, an area with a strong functional relationship to the Black Country. Bridgnorth has strong highway transport links to the Black Country (approximately 14 miles away) via the A458 corridor. The nearest railway stations to Bridgnorth are at Telford, Albrighton and Shifnal. These would require some other form of transport to access them.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Bridgnorth's proximity and strong highway links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

<p>Strategic Considerations:</p>	<p>The size of this site and its location associated with a Principal Centre in close proximity to the Black Country and with good highway links between the two areas, means that it could accommodate a portion of the proposed contribution to the unmet development needs forecast to arise within the Black Country.</p> <p>The site is located in the Green Belt and does not adjoin any of the existing development at The Hobbins or Stanmore. The site occupies a rural setting and is physically and functionally separated from the development boundary and built form of Bridgnorth. A portion of the eastern extent of the site has medium-high landscape and visual sensitivity to housing and high landscape and visual sensitivity to employment. Proximity to buildings and sites of heritage interest will also be a consideration. The site is located within the Green Belt. The NPPF specifies that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, before concluding that such circumstances exist all other reasonable options should be examined fully. As the sites availability is currently unknown, the site is not considered suitable for allocation but has potential for future safeguarding. The site performs poorly in Stage 2a Settlement Sustainability Appraisal for housing and employment. However, whilst it performs poorly in the Stage 2a Black Country Contribution Sustainability Appraisal for housing, it performs fair for employment.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Retain as Green Belt</p>
<p>Reasoning</p>	<p>This large site occupies a rural setting, well removed from The Hobbins and Stanmore to the South and remote from Bridgnorth. Additionally its availability is unknown. The site is located within the Green Belt. The NPPF specifies that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, before concluding that such circumstances exist all other reasonable options should be examined fully. An alternative site has been identified which is not located within the Green Belt and could achieve much of the development needs and aspirations for Bridgnorth through a comprehensive and sustainable development. This site is of sufficient scale that it can deliver appropriate traffic calming and pedestrian links into the town and extensive on site services and facilities to serve its new community.</p> <p>Whilst the site's size and location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>

Further Main Modifications Required:	No
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);

Purpose 2 (merging of neighbouring towns);

Purpose 3 (safeguarding countryside from encroachment);

Purpose 4 (preserving setting/character of historic towns); and

Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

***Green Belt Purposes (where applicable):**

Site Assessment - Stage 3 Updated	
Site Reference:	P54
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	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 within 20m of a detailed river network:</i>	1%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Green Belt* Considerations: (from the GB Assessment/Review)</i>	<p>The Green Belt Assessment undertaken for Shropshire indicates that this site is located within a Green Belt parcel which performs weakly against purpose 2; moderately against purpose 3; with no contribution against purpose 4.</p> <p>The Green Belt Review undertaken for Shropshire indicates that this site is located within a Green Belt parcel, the release of which would have a 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. A sub-parcel within the south west of this parcel, including The Hobbins & field to the west was identified which would have a moderate level of harm if released.</p> <p>NB The SLAA parcel being assessed however excludes the sub parcel which forms sites STC005 & STC006</p>
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium and Medium-High
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium and Medium-High
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium and High
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium and High
<i>Highway Comments - Direct Access to Highway Network?</i>	<p>(Comments on P54, P55, P56 and P58a/b): If 66% of these sites were developed as housing they could accommodate 4,591 homes. These site have good vehicular access potential, directly onto the A454 and A458. (Or via The Hobbins in the case of P58).</p> <p>As part of a strategic settlement it is assumed that these sites will be designed to promoted cycling and walking for local trips and that local facilities will be provided to maximise sustainable travel. However, those sites (or parts of sites) that are closest to Bridgnorth Low Town are also well located for sustainable travel to facilities in this area in the initial phases of development of the strategic settlement when new facilities have not yet been introduced. The master plan will need to include direct walking and cycling routes that link to existing PROW at Elmhurst and Hazel View in Low Town and provide controlled crossing(s) of the A454. These walking routes will also provide access to the existing Bridgnorth town bus service that currently operate within Low Town.</p>
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<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):	N/A
<i>Ecology Comments Significant Constraints:</i>	None.
<i>Ecology Comments Other Constraints:</i>	EcIA required. Surveys for GCN (ponds on site and within 500m) Dormice, Badgers , Bats, nesting birds, plants (likely priority habitats need botanical survey), reptiles, otter and water vole. 3 footpaths run through site. Environmental Network corridor immediately adjacent to southern and eastern boundary and stepping stone on site. Reduced area available for development if GCN found on site.

<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all hedgerows/trees/scrub/ditches on site. Retain all ponds as part of landscaping of open space to maintain and enhance Env. Network. Create green corridors along footpaths and link with open space and Env. Network to the south and east in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Enhancement of environmental network by providing green link along footpaths and 'Brook' linked to open space. Use open space provision to provide biodiversity enhancements and links to Stanmore Country Park.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site crossed by projected line of former Roman road from Greensforge (Staffs) to central Wales (HER PRN 04076), and also includes a prehistoric cropmark pit alignment (HER PRN 21522) and part of site of Bridgnorth racecourse (HER PRN 32056). In addition, very large size of site suggests it may have other archaeological potential.
<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>	mature trees and hedges within and around site. Blocks of plantation and natural woodland within site
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. Create 15m buffer from woodland and seek to retain internal trees within open space.
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to enhance tree cover and expand woodland in association with future development. Retain fine trees and woodland within site as features in open space within any development.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Anaerobic digester on northern boundary of the site creating odour and noise. Road noise to northern boundary of the site. Any significant scale development causing additional traffic movements into town requires air quality assessment.
<i>Public Protection Comments Management of Constraints:</i>	Separation distance from anaerobic digester a necessity. Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings, barrier treatment. and combinations thereof to mitigate for road noise. AQ assessment likely to be required and mitigation stated.
<i>Public Protection Comments Opportunities:</i>	Would be better location if AQ issue in Bridgnorth did not exist.
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Poor
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Poor
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	The site is located to the east of Bridgnorth. Bridgnorth is located in south-east Shropshire, an area with a strong functional relationship to the Black Country. Bridgnorth has strong highway transport links to the Black Country (approximately 14 miles away) via the A458 corridor. The nearest railway stations to Bridgnorth are at Telford, Albrighton and Shifnal. These would require some other form of transport to access them.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Bridgnorth's proximity and strong highway links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

<p>Strategic Considerations:</p>	<p>A large site consisting of agricultural land in the Green Belt to the east of Bridgnorth. The site occupies a rural setting and is physically and functionally separated from the development boundary and built form of Bridgnorth by agricultural fields and the Hermitage Ridge (and associated ancient woodland). Part of the site adjoins the built form of The Hobbins and is in proximity of Stanmore Industrial Estate. Due to the scale of the site it has the potential to provide on site services and facilities to serve existing and new communities. Provision of pedestrian and cycle links will require careful consideration. The site also offers the potential to provide a park and ride on the site would provide a level of mitigation.</p> <p>The size of this site and its location associated with a Principal Centre in close proximity to the Black Country and with good highway links between the two areas, means that it could accommodate a portion of the proposed contribution to the unmet development needs forecast to arise within the Black Country.</p> <p>The site generally has good vehicular access potential. However there will be a need to undertake works to road infrastructure to ensure that it is appropriate to support the development.</p> <p>The site is located within the Green Belt. The NPPF specifies that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, before concluding that such circumstances exist all other reasonable options should be examined fully.</p> <p>A portion of the eastern extent of the site has medium-high landscape and visual sensitivity to housing and high landscape and visual sensitivity to employment.</p> <p>Approximately 1/3 of the site has grade 2 agricultural land quality and the remainder grade 3 agricultural land. This is amongst the best and most versatile.</p> <p>Parts of the site are located within the 1 in 1,000 surface water flood risk zone. The site is of sufficient scale that development could be excluded from these elements of the site and a comprehensive development still achieved.</p> <p>Part of the site is located within Source Protection Zone 3. The design of development on these elements of the site will need to be appropriately designed in order to respond to this.</p> <p>The site is in proximity of ancient woodland which runs along Hermitage Ridge, an environmental network corridor, there are trees and hedgerows on and around the site, and there may be protected species and priority habitats on site. Design and layout will need to give these factors due consideration.</p> <p>The site contains and is in proximity to a number of heritage assets which should be appropriately managed. Due to its size is likely to have archaeological potential.</p> <p>The site is in proximity of an anaerobic digester.</p> <p>The site performs poorly in Stage 2a Settlement Sustainability Appraisal for housing and employment, primarily due to poor access to existing facilities and services and for potential impacts on environmental and heritage assets. However, it performs fair in the Stage 2a Black Country Contribution Sustainability Appraisal for housing and employment.</p> <p>Given the scale of the site it is important to ensure that necessary supporting infrastructure is provided.</p> <p><i>Air quality in Bridgnorth</i></p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Waste water treatment capacity.</p> <p>A range of community services and infrastructure as part of a large scale planned mixed-use development.</p> <p>Separation distance and appropriate residential amenity protection measures.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Park & Ride, local highway improvements.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Retain as Green Belt</p>
<p>Reasoning</p>	<p>The site is some distance from the built form of Bridgnorth, separated physically and functionally by agricultural land and the Hermitage Ridge. Whilst it is considered that provision of a new local centre and park and ride on the site would contribute to mitigation, the ability to provide effective pedestrian and cycle links are more complex due to the gradient and presence of ancient woodland along Hermitage Ridge.</p> <p>The site is located within the Green Belt. The NPPF specifies that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, before concluding that such circumstances exist all other reasonable options should be examined fully. An alternative site has been identified which is not located within the Green Belt and could achieve much of the development needs and aspirations for Bridgnorth through a comprehensive and sustainable development. This site is of sufficient scale that it can deliver appropriate traffic calming and pedestrian links into the town and extensive on site services and facilities to serve its new community.</p> <p>Assessment of the site in combination with adjoining sites is summarised separately within this assessment.</p> <p>Whilst the site's size and location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>

Further Main Modifications Required:	No
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);

Purpose 2 (merging of neighbouring towns);

Purpose 3 (safeguarding countryside from encroachment);

Purpose 4 (preserving setting/character of historic towns); and

Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

***Green Belt Purposes (where applicable):**

Site Assessment - Stage 3 Updated	
Site Reference:	P55
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<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 weakly against purposes 2 & 3; with a strong contribution against purpose 4. The Green Belt Review undertaken for Shropshire indicates that this site is located within a Green Belt parcel, the release of which would have a high level of harm on the Green Belt as it would significantly compromise the role the green belt is playing with regard to purpose 4. A sub-parcel forming the western strip of this parcel, adjoining the settlement edge, was identified which would have a low- moderate level of harm if released.
<i>Landscape Considerations (Residential) (from the LVSS):</i>	High
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	High
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Very High
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Very High
<i>Highway Comments - Direct Access to Highway Network?</i>	<p>(Comments on P54, P55, P56 and P58a/b): If 66% of these sites were developed as housing they could accommodate 4,591 homes. These site have good vehicular access potential, directly onto the A454 and A458. (Or via The Hobbins in the case of P58).</p> <p>As part of a strategic settlement it is assumed that these sites will be designed to promoted cycling and walking for local trips and that local facilities will be provided to maximise sustainable travel. However, those sites (or parts of sites) that are closest to Bridgnorth Low Town are also well located for sustainable travel to facilities in this area in the initial phases of development of the strategic settlement when new facilities have not yet been introduced. The master plan will need to include direct walking and cycling routes that link to existing PROW at Elmhurst and Hazel View in Low Town and provide controlled crossing(s) of the A454. These walking routes will also provide access to the existing Bridgnorth town bus service that currently operate within Low Town.</p>
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<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):	N/A
<i>Ecology Comments Significant Constraints:</i>	This site consists largely of Ancient Woodland and Local Geological Site and is covered by a TPO. Damage to AW must be avoided, see NPPF. AW must be buffered from the impacts of development and a buffer would be required to the woodland, greatly reducing the remaining land available to development. Site lies completely within Env. Network corridor and CS17 Environmental Networks applies. Suggest seek landscape advice.
<i>Ecology Comments Other Constraints:</i>	EcIA required. Surveys for GCN (ponds within 500m) Dormice, Badgers, Bats, nesting birds, plants (Ancient Woodland and other priority habitats need botanical survey to assess impacts) and reptiles. 2 footpaths run through site.

<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Protect Ancient Woodland and the Local Geological site under MD12 and the Env. Network in accordance with CS17 Environmental Networks. Suggest do not allocate this site.
<i>Ecology Comments Opportunities:</i>	Retain as Environmental Network.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site includes part of designated area of the Scheduled Monument of The Hermitage (NHLE ref. 1004782) and steep scarp slope on which Hermitage Hill Coppice sits, which may contain unrecorded archaeological features.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA + field evaluation).
<i>Heritage Comments Opportunities:</i>	Development would need to avoid area of Scheduled Monument. S106 monies could help to secure management and enhanced access and interpretation of SM.
<i>Tree Comments Significant Constraints:</i>	eastern half of site is TPO woodland.
<i>Tree Comments Other Constraints:</i>	scattered scrub within field and hedgerows to field boundaries on western side of site
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. Create 15m buffer from adjacent woodland. Existing large blocks of woodland should remain undeveloped.
<i>Tree Comments Opportunities:</i>	
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Industrial estate close by with Household recycling centre which may produce odour and noise. Any significant scale development causing additional traffic movements into town requires air quality assessment.
<i>Public Protection Comments Management of Constraints:</i>	Suggest separation distances from the industrial estate (no housing on the thin handle of the site in the south). AQ assessment likely to be required and mitigation stated.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	The site is located to the east of Bridgnorth. Bridgnorth is located in south-east Shropshire, an area with a strong functional relationship to the Black Country. Bridgnorth has strong highway transport links to the Black Country (approximately 14 miles away) via the A458 corridor. The nearest railway stations to Bridgnorth are at Telford, Albrighton and Shifnal. These would require some other form of transport to access them.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Bridgnorth's proximity and strong highway links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

<p>Strategic Considerations:</p>	<p>The size of this site and its location associated with a Principal Centre in close proximity to the Black Country and with good highway links between the two areas, means that it could accommodate a portion of the proposed contribution to the unmet development needs forecast to arise within the Black Country.</p> <p>The site contains a scheduled ancient monument, ancient woodland, TPO trees a geological site and has significant ecological and heritage value. Part of the site forms a prominent escarpment which has an important role in relation to the setting of the town and green belt purposes and has high landscape value. Additionally the site adjoins an industrial area, including a waste recycling centre therefore residential amenity would be compromised without appropriate buffering. The site is therefore not considered suitable for allocation or to have potential for future safeguarding for development.</p> <p>The site is located within the Green Belt. The NPPF specifies that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, before concluding that such circumstances exist all other reasonable options should be examined fully.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Retain as Green Belt</p>
<p>Reasoning</p>	<p>This is a very sensitive site subject to a number of visual, natural, historic environment and other constraints, including topography. Additionally the site is located within the Green Belt. The NPPF specifies that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, before concluding that such circumstances exist all other reasonable options should be examined fully. An alternative site has been identified which is not located within the Green Belt and could achieve much of the development needs and aspirations for Bridgnorth through a comprehensive and sustainable development. This site is of sufficient scale that it can deliver appropriate traffic calming and pedestrian links into the town and extensive on site services and facilities to serve its new community.</p> <p>Whilst the site's size and location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>

Further Main Modifications Required:	No
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);

Purpose 2 (merging of neighbouring towns);

Purpose 3 (safeguarding countryside from encroachment);

Purpose 4 (preserving setting/character of historic towns); and

Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

***Green Belt Purposes (where applicable):**

Site Assessment - Stage 3 Updated	
Site Reference:	P56
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	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>	No
<i>Green Belt* Considerations: (from the GB Assessment/Review)</i>	<p>The Green Belt Assessment undertaken for Shropshire indicates that this site is located within a Green Belt parcel which performs weakly against purpose 2; strongly against purpose 3; with a weak contribution against purpose 4.</p> <p>The Green Belt Review undertaken for Shropshire indicates that this site is located within a Green Belt parcel, the release of which would have a moderate- high level of harm on the Green Belt due to some containment which reduces the level of encroachment on countryside although there would be weakening of the role of adjoining areas with regard to purpose 3. No sub-parcels were identified which would have less harm.</p>
<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
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	<p>(Comments on P54, P55, P56 and P58a/b): If 66% of these sites were developed as housing they could accommodate 4,591 homes. These site have good vehicular access potential, directly onto the A454 and A458. (Or via The Hobbins in the case of P58).</p> <p>As part of a strategic settlement it is assumed that these sites will be designed to promoted cycling and walking for local trips and that local facilities will be provided to maximise sustainable travel. However, those sites (or parts of sites) that are closest to Bridgnorth Low Town are also well located for sustainable travel to facilities in this area in the initial phases of development of the strategic settlement when new facilities have not yet been introduced. The master plan will need to include direct walking and cycling routes that link to existing PRoW at Elmhurst and Hazel View in Low Town and provide controlled crossing(s) of the A454. These walking routes will also provide access to the existing Bridgnorth town bus service that currently operate within Low Town.</p>
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<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):	N/A
<i>Ecology Comments Significant Constraints:</i>	<p>This site lies immediately adjacent to Ancient Woodland which Has a TPO and a Local Geological Site. Damage to AW must be avoided, see NPPF. AW must be buffered from the impacts of development and a buffer would be required to the woodland, which is inaccessible to the public, reducing the remaining land available to development. Site also lies partly within the Env. Network corridor (on the western boundary) and adjacent to the Network on the south and south-east boundaries. CS17 Environmental Networks applies. Only reduced numbers of housing possible as protection of Environmental Network unlikely to be fully possible in open space provision. Suggest seek landscape advice.</p>
<i>Ecology Comments Other Constraints:</i>	<p>EclA required. Surveys for GCN (ponds on site and within 500m) Dormice, Badgers , Bats, nesting birds, plants (Ancient Woodland and other priority habitats need botanical survey to assess impacts) reptiles and geology. A footpath runs through the site.</p>

<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all hedgerows/trees on site. Retain pond as part of landscaping of open space. If GCN present mitigation land will need to be provided. Protect Ancient Woodland with inaccessible buffer of 15 - 50m, managed for biodiversity and address any adverse impacts on Local Geological site under MD12. Create green corridor along footpath and link with open space and Env. Network to the south and east in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Enhancement of environmental network by providing green link along footpath linked to open space. Use open space provision to provide biodiversity enhancements and accessible links to Stanmore Country Park.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site includes part of designated area of the Scheduled Monument of The Hermitage (NHLE ref. 1004782). Also contains three Iron Age/ Roman cropmark enclosure sites (HER PRNs 02320, 02321 & 00205) and a possible medieval holy well known as the Hermits Well (HER PRN 00386). Beyond these site, finds of prehistoric flint scatter (HER PRN 01341) and metal detectorist finds suggest wider archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on SM and its setting, archaeological DBA + field evaluation). Development would need to avoid
<i>Heritage Comments Opportunities:</i>	Development would need to avoid area of Scheduled Monument. S106 monies could help to secure management and enhanced access and interpretation of SM.
<i>Tree Comments Significant Constraints:</i>	TPO woodland adjoins length of western boundary.
<i>Tree Comments Other Constraints:</i>	hedges within and around site and occasional mature 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. Create 15m buffer from adjacent woodland. Particular attention to size, number and location of dwellings in order to create sustainable juxtaposition of houses and important retained trees.
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to enhance tree cover and expand woodland in association with future development. Retain fine trees and woodland within site as features in open space within any development.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Landfill off site to the south poses a gassing risk. Noise from roads bordering the site. Any significant scale development causing additional traffic movements into town requires air quality assessment.
<i>Public Protection Comments Management of Constraints:</i>	Contaminated land assessment necessary and mitigation required. Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings, barrier treatment. and combinations thereof to mitigate for road noise. Suggest good separation distance from any agricultural buildings located on the edge of the site. AQ assessment likely to be required and mitigation stated.
<i>Public Protection Comments Opportunities:</i>	Would be better location if AQ issue in Bridgnorth did not exist.
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	The site is located to the east of Bridgnorth. Bridgnorth is located in south-east Shropshire, an area with a strong functional relationship to the Black Country. Bridgnorth has strong highway transport links to the Black Country (approximately 14 miles away) via the A458 corridor. The nearest railway stations to Bridgnorth are at Telford, Albrighton and Shifnal. These would require some other form of transport to access them.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Bridgnorth's proximity and strong highway links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

<p>Strategic Considerations:</p>	<p>A large site consisting of agricultural land in the Green Belt to the east of Bridgnorth. The site is bounded by the A458 to the south, A454 to the east, Hermitage Hill to the west, and the B4363 to the north. The site occupies a rural setting and is physically and functionally separated from the development boundary and built form of Bridgnorth by the Hermitage Ridge (and associated ancient woodland). Part of the site adjoins the built form of The Hobbins and is in proximity of Stanmore Industrial Estate (separated by Stanmore Country Park). Due to the scale of the site it has the potential to provide on site services and facilities to serve existing and new communities. Provision of pedestrian and cycle links will require careful consideration. The site also offers the potential to provide a park and ride on the site would provide a level of mitigation.</p> <p>The site generally has good vehicular access potential. However there will be a need to undertake works to road infrastructure to ensure that it is appropriate to support the development.</p> <p>The size of this site and its location associated with a Principal Centre in close proximity to the Black Country and with good highway links between the two areas, means that it could accommodate a portion of the proposed contribution to the unmet development needs forecast to arise within the Black Country.</p> <p>The site is located within the Green Belt. The NPPF specifies that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, before concluding that such circumstances exist all other reasonable options should be examined fully.</p> <p>Much of the site has grade 2 agricultural land quality. This is amongst the best and most versatile.</p> <p>Parts of the site are located within the 1 in 1,000 surface water flood risk zone. The site is of sufficient scale that development could be excluded from these elements of the site and a comprehensive development still achieved.</p> <p>The site adjoining ancient woodland, which runs along Hermitage Ridge to the west of the site between it and the existing form of Bridgnorth, proximity to trees subject to TPO protection, proximity to an environmental network corridor, there are hedgerows on and around the site, occasional trees on site boundaries and there may be protected species and priority habitats on site. Design and layout will need to give these factors due consideration.</p> <p>The site contains part of and parts are in proximity of The Hermitage Scheduled Monument. Development would need to avoid this area and a suitable buffer. The site contains and is in proximity to a number of other heritage assets which should be appropriately managed. Due to its size is likely to have archaeological potential.</p> <p>Given the scale of the site it is important to ensure that necessary supporting infrastructure is provided.</p> <p>Air quality in Bridgnorth.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Waste water treatment capacity.</p> <p>A range of community services and infrastructure as part of a large scale planned mixed-use development.</p> <p>Improvement of environmental network & measures to protect ancient woodland including buffer strip.</p> <p>Contaminated land and other appropriate environmental mitigation measure.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Park & Ride.</p> <p>Potential interpretation of ancient monument on the site and provision of footpath link to Bridgnorth across and open space provision, if compatibility with the need to protect Hermitage Coppice.</p> <p>Environmental network enhancement and formation of linkage to Stanmore Country Park.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Retain as Green Belt</p>
<p>Reasoning</p>	<p>The site is separated physically and functionally by agricultural land and the Hermitage Ridge. Whilst it is considered that provision of a new local centre and park and ride on the site would contribute to mitigation, the ability to provide effective pedestrian and cycle links are more complex due to the gradient and presence of ancient woodland along Hermitage Ridge.</p> <p>The site is located within the Green Belt. The NPPF specifies that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, before concluding that such circumstances exist all other reasonable options should be examined fully. An alternative site has been identified which is not located within the Green Belt and could achieve much of the development needs and aspirations for Bridgnorth through a comprehensive and sustainable development. This site is of sufficient scale that it can deliver appropriate traffic calming and pedestrian links into the town and extensive on site services and facilities to serve its new community.</p> <p>Assessment of the site in combination with adjoining sites is summarised separately within this assessment.</p> <p>Whilst the site's size and location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>

Further Main Modifications Required:	No
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);

Purpose 2 (merging of neighbouring towns);

Purpose 3 (safeguarding countryside from encroachment);

Purpose 4 (preserving setting/character of historic towns); and

Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

***Green Belt Purposes (where applicable):**

Site Assessment - Stage 3 Updated	
Site Reference:	P58a
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	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 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 weakly against purpose 2; moderately against purpose 3; with no contribution against purpose 4. The Green Belt Review undertaken for Shropshire indicates that this site is located within a Green Belt parcel, the release of which would have a moderate level of harm on the Green Belt due to the level of encroachment on countryside within the parcel itself. No sub-parcels were identified which would have less harm.
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium and Medium-High
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium and Medium-High
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium and High
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium and High
<i>Highway Comments - Direct Access to Highway Network?</i>	<p>(Comments on P54, P55, P56 and P58a/b): If 66% of these sites were developed as housing they could accommodate 4,591 homes. These site have good vehicular access potential, directly onto the A454 and A458. (Or via The Hobbins in the case of P58).</p> <p>As part of a strategic settlement it is assumed that these sites will be designed to promoted cycling and walking for local trips and that local facilities will be provided to maximise sustainable travel. However, those sites (or parts of sites) that are closest to Bridgnorth Low Town are also well located for sustainable travel to facilities in this area in the initial phases of development of the strategic settlement when new facilities have not yet been introduced. The master plan will need to include direct walking and cycling routes that link to existing PRoW at Elmhurst and Hazel View in Low Town and provide controlled crossing(s) of the A454. These walking routes will also provide access to the existing Bridgnorth town bus service that currently operate within Low Town.</p>
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<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):	N/A
<i>Ecology Comments Significant Constraints:</i>	Suggest seek landscape advice.
<i>Ecology Comments Other Constraints:</i>	EcIA required. Surveys for GCN (ponds on site and within 500m) Dormice, Badgers , Bats, nesting birds, plants (unimproved grassland and other priority habitats need botanical survey to assess impacts), reptiles. This site lies immediately adjacent to the Env. Network corridor (on the northern and western boundary). CS17 Environmental Networks applies.

<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all hedgerows/trees on site. Retain pond as part of landscaping of open space. If GCN present or priority habitats (field patterns look interesting), mitigation land will need to be provided. Open space to include retained mature trees and link to Env. Network to the west and northern corner in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Enhancement of environmental network by providing green links along northern boundary, including centralised open space. Use open space provision to provide biodiversity enhancements and links to Stanmore Country Park for residents.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Large size of site suggests it may have archaeological potential.
<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>	site surrounded by and containing mature trees and hedgerows. Tree nursery / young plantation? Occupying southern portion of site.
<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>	Retain fine trees and woodland within site as features in open space within any development. Expand / link with existing woodland adjacent site
<i>Public Protection Comments Significant Constraints:</i>	Busy industrial site to border. Noise etc considered considerable and not acceptable to build residential in close proximity that may inhibit the industrial activity in future.
<i>Public Protection Comments Other Constraints:</i>	
<i>Public Protection Comments Management of Constraints:</i>	
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	The site is located to the east of Bridgnorth. Bridgnorth is located in south-east Shropshire, an area with a strong functional relationship to the Black Country. Bridgnorth has strong highway transport links to the Black Country (approximately 14 miles away) via the A458 corridor. The nearest railway stations to Bridgnorth are at Telford, Albrighton and Shifnal. These would require some other form of transport to access them.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Bridgnorth's proximity and strong highway links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

<p>Strategic Considerations:</p>	<p>A greenfield site in a rural setting more closely associated with the Stanmore Industrial Estate, it is physically and functionally separated from the development boundary and built form of Bridgnorth by Stanmore Industrial Estate, Stanmore Country Park, agricultural fields and the Hermitage Ridge (and associated ancient woodland). The site is located within the Green Belt. The NPPF specifies that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, before concluding that such circumstances exist all other reasonable options should be examined fully.</p> <p>The size of this site and its location associated with a Principal Centre in close proximity to the Black Country and with good highway links between the two areas, means that it could accommodate a portion of the proposed contribution to the unmet development needs forecast to arise within the Black Country.</p> <p>Much of the site is located within a source protection zone 3.</p> <p>The site is located within two landscape parcels (much of the site is in the less sensitive parcel), which have medium and medium-high landscape and visual sensitivity to housing development and medium and high landscape and visual sensitivity to employment development.</p> <p>The site benefits from good highway links, although any necessary improvements of the A454/A458 and A454/B4363 roundabout junctions would need to be undertaken.</p> <p>The site is adjacent to an environmental network corridor and may contain priority habitats and protected species.</p> <p>The site contains and is in proximity of mature trees and hedgerows.</p> <p>The site may have archaeological potential.</p> <p>The site adjoins an industrial area, therefore residential amenity would be compromised and the site is therefore not considered suitable for residential use.</p> <p>There is a foul sewer through site and some known pluvial flood risk which the design, layout of and access to the development will need to take into account informed by a flood risk assessment.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Power supply and other utilities.</p> <p>Improvements to the access road to Stanmore Industrial Estate and its junction with the A454, the A454/A458 roundabout and the A454/B4363 roundabout.</p> <p>Substantial and effective boundary treatments.</p> <p>Links to adjacent woodland.</p> <p>An effective buffer to residential properties.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Protection and enhancement of Stanmore Country Park.</p> <p>Green infrastructure links through the site.</p> <p>SuDS.</p> <p>Acoustic design, layout, green infrastructure and appropriate building materials.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>Yes</p>
<p>Recommendation</p>	<p>Allocate in part as an employment allocation to support the expansion of Stanmore Industrial Estate</p>
<p>Reasoning</p>	<p>The site is well related to Stanmore Industrial Estate, an existing employment area which is inset within the Green Belt. Stanmore Industrial Estate which is inset in the Green Belt is a very successful employment site and represents a centre of excellence for engineering and advanced manufacturing. In order to provide for the medium and long term growth of the site, it is considered appropriate to identify further land for the expansion of this site, which will complement proposals for housing and employment provision elsewhere in Bridgnorth. This can only be achieved through the release of dome land from the Green Belt. Removing land from the Green Belt is subject to identification of exceptional circumstances, this will be detailed within a Green Belt: Exceptional Circumstances Statement.</p> <p>The sites will form extensions of Stanmore Industrial Estate and as such will be accessed through the existing access (subject to necessary improvements).</p> <p>A small part of the site is located within the 1 in 1,000 surface flood risk zone, the site is of sufficient size to address this constraint.</p> <p>Much of the site is located within Source Protection Zone 3. The design of development on these elements of the site can manage this constraint.</p> <p>A small portion of the site has high landscape and visual sensitivity to employment. High quality design and layout can reduce any visual impact.</p> <p>Design and layout of development will need to mitigate any noise and visual impact on The Hobbins and other nearby residential properties.</p> <p>Whilst the site's size and location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p>

Further Main Modifications Required:	No
If proposed for Allocation, Potential Capacity:	6.8ha of employment land
If proposed for Allocation Design Requirements:	<p>The site represents an extension to the existing Stanmore Industrial Estate. Development will be for complementary employment uses (use classes B1, B2, B8 and appropriate sui generis uses) only.</p> <p>Access will be provided via the existing Stanmore Industrial Estate. Necessary improvements will be made to highways infrastructure, including the access road to Stanmore Industrial Estate and its junction with the A454, the A454/A458 roundabout and the A454/B4363 roundabout.</p> <p>Substantial and effective boundary treatments will be required in order to create a buffer around the site. An effective buffer to nearby residential properties is particularly important. The buffer to the north should provide a positive link to nearby woodland.</p> <p>Development should seek to provide green infrastructure links through the site, retain high quality trees, woodland and priority habitats on the site. Any lost trees should be offset within the sites buffer. The public right of way along part of the sites southern boundary will be retained.</p> <p>Acoustic design, layout, green infrastructure and appropriate building materials will be used to appropriately manage noise arising from the site.</p> <p>The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, which will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere. Compensatory provision to the Green Belt will be made through investment in the quality of Stanmore Country Park.</p>

Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);

Purpose 2 (merging of neighbouring towns);

Purpose 3 (safeguarding countryside from encroachment);

Purpose 4 (preserving setting/character of historic towns); and

Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

***Green Belt Purposes (where applicable):**

Site Assessment - Stage 3 Updated	
Site Reference:	P58b
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<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 weakly against purpose 2; moderately against purpose 3; with no contribution against purpose 4. The Green Belt Review undertaken for Shropshire indicates that this site is located within a Green Belt parcel, the release of which would have a moderate level of harm on the Green Belt due to the level of encroachment on countryside within the parcel itself. No sub-parcels were identified which would have less harm.
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium high
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium high
<i>Landscape Considerations (Employment) (from the LVSS):</i>	High
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	High
<i>Highway Comments - Direct Access to Highway Network?</i>	<p>(Comments on P54, P55, P56 and P58a/b): If 66% of these sites were developed as housing they could accommodate 4,591 homes. These site have good vehicular access potential, directly onto the A454 and A458. (Or via The Hobbins in the case of P58).</p> <p>As part of a strategic settlement it is assumed that these sites will be designed to promoted cycling and walking for local trips and that local facilities will be provided to maximise sustainable travel. However, those sites (or parts of sites) that are closest to Bridgnorth Low Town are also well located for sustainable travel to facilities in this area in the initial phases of development of the strategic settlement when new facilities have not yet been introduced. The master plan will need to include direct walking and cycling routes that link to existing PRoW at Elmhurst and Hazel View in Low Town and provide controlled crossing(s) of the A454. These walking routes will also provide access to the existing Bridgnorth town bus service that currently operate within Low Town.</p>
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<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):	N/A
<i>Ecology Comments Significant Constraints:</i>	Suggest seek landscape advice.
<i>Ecology Comments Other Constraints:</i>	EcIA required. Surveys for GCN (ponds on site and within 500m) Dormice, Badgers , Bats, nesting birds, plants (unimproved grassland and other priority habitats need botanical survey to assess impacts), reptiles. This site lies immediately adjacent to the Env. Network corridor (on the northern and western boundary). CS17 Environmental Networks applies.

<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all hedgerows/trees on site. Retain pond as part of landscaping of open space. If GCN present or priority habitats (field patterns look interesting), mitigation land will need to be provided. Open space to include retained mature trees and link to Env. Network to the west and northern corner in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Enhancement of environmental network by providing green links along northern boundary, including centralised open space. Use open space provision to provide biodiversity enhancements and links to Stanmore Country Park for residents.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Large size of site suggests it may have archaeological potential.
<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>	site surrounded by and containing mature trees and hedgerows. Tree nursery / young plantation? Occupying southern portion of site.
<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>	Retain fine trees and woodland within site as features in open space within any development. Expand / link with existing woodland adjacent site
<i>Public Protection Comments Significant Constraints:</i>	Busy industrial site to border. Noise etc considered considerable and not acceptable to build residential in close proximity that may inhibit the industrial activity in future.
<i>Public Protection Comments Other Constraints:</i>	
<i>Public Protection Comments Management of Constraints:</i>	
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	The site is located to the east of Bridgnorth. Bridgnorth is located in south-east Shropshire, an area with a strong functional relationship to the Black Country. Bridgnorth has strong highway transport links to the Black Country (approximately 14 miles away) via the A458 corridor. The nearest railway stations to Bridgnorth are at Telford, Albrighton and Shifnal. These would require some other form of transport to access them.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Bridgnorth's proximity and strong highway links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

<p>Strategic Considerations:</p>	<p>The size of this site and its location associated with a Principal Centre in close proximity to the Black Country and with good highway links between the two areas, means that it could accommodate a portion of the proposed contribution to the unmet development needs forecast to arise within the Black Country.</p> <p>A greenfield site located in a rural setting within the Green Belt. The NPPF specifies that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, before concluding that such circumstances exist all other reasonable options should be examined fully. Much of the site is located within a source protection zone 3. The site in part adjoins Stanmore Industrial Estate, but separation is caused by P58a. The site is physically and functionally separated from the development boundary and built form of Bridgnorth by Stanmore Industrial Estate, agricultural fields and the Hermitage Ridge (and associated ancient woodland).</p> <p>The site is located within two landscape parcels (about half of the site in each), which have medium and medium-high landscape and visual sensitivity to housing development and medium and high landscape and visual sensitivity to employment development.</p> <p>The site benefits from good highway links, although any necessary improvements of the A454/A458 and A454/B4363 roundabout junctions would need to be undertaken.</p> <p>The site is adjacent to an environmental network corridor and may contain priority habitats and protected species. The site contains and is in proximity of mature trees and hedgerows. The site may have archaeological potential. The site adjoins an industrial area, therefore residential amenity would be compromised and the site is therefore not considered suitable for residential use. There is a foul sewer though site and some known pluvial flood risk which the design, layout of and access to the development will need to take into account informed by a flood risk assessment.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Power supply and other utilities. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Links to Environmental network. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Retain as Green Belt</p>
<p>Reasoning</p>	<p>The site is located within the Green Belt. The NPPF specifies that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, before concluding that such circumstances exist all other reasonable options should be examined fully. An alternative site has been identified which is not located within the Green Belt and could achieve much of the development needs and aspirations for Bridgnorth through a comprehensive and sustainable development. This site is of sufficient scale that it can deliver appropriate traffic calming and pedestrian links into the town and extensive on site services and facilities to serve its new community.</p> <p>Whilst the site in part adjoins Stanmore Industrial Estate, separation is caused by P58a. The site could have potential as part of a larger allocation or for future safeguarding following any future development of P58a. However around half of the site has high visual and landscape sensitivity to employment development and has not been actively promoted. As such on reflection it is considered most appropriate to retain as Green Belt.</p> <p>Whilst the site's size and location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>

Further Main Modifications Required:	No
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);

Purpose 2 (merging of neighbouring towns);

Purpose 3 (safeguarding countryside from encroachment);

Purpose 4 (preserving setting/character of historic towns); and

Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

***Green Belt Purposes (where applicable):**

Site Assessment - Stage 3 Updated	
Site Reference:	P59
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	2%
<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>	6%
<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 within 20m of a detailed river network:</i>	7%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Green Belt* Considerations: (from the GB Assessment/Review)</i>	<p>The Green Belt Assessment undertaken for Shropshire indicates that this site is located within a Green Belt parcel which performs weakly against purpose 2; strongly against purpose 3; with no contribution against purpose 4.</p> <p>The Green Belt Review undertaken for Shropshire indicates that this site is located within a Green Belt parcel, the release of which would have a high level of harm on the Green Belt due to the significant level of encroachment on countryside and weakening of the role of adjoining areas with regard to purpose 3. No sub-parcels were identified which would have less harm.</p>
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium and Medium-High
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium and Medium-High
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium and High
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium and High
<i>Highway Comments - Direct Access to Highway Network?</i>	<p>(Comments on P59): If 66% of this site was housing this site could accommodate 830 homes. This site has good vehicular access potential, directly onto the A458.</p> <p>As part of a strategic settlement east of Bridgnorth Low Town this site lies the furthest east from the existing development and therefore has less sustainable transport potential.</p>
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<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):	N/A
<i>Ecology Comments Significant Constraints:</i>	<p>Complicated site from aerial photos. Part of site core and corridor of Environmental Network. CS17 Environmental Networks applies. Only reduced numbers of housing possible as protection of Environmental Network unlikely to be fully possible in open space provision. Suggest seek landscape advice. If GCN present then mitigation land will also reduce potential area for development. Extreme north and southern quarter appear to have no unmanageable constraints.</p>
<i>Ecology Comments Other Constraints:</i>	<p>EclA required. Surveys for GCN (ponds on site and within 500m) Dormice, Badgers, Bats, nesting birds, plants (unimproved grassland and other potential priority habitats need botanical survey to assess impacts), reptiles, otters and water vole. This site lies partly within and immediately adjacent to the Env. Network corridor CS17 Environmental Networks applies. Area possible for development will greatly depend on surveys. Buffer of semi-natural vegetation to watercourse and preferably additional room for public access.</p>

<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all hedgerows/trees/ponds on site. Retain pond as part of landscaping of open space. If GCN present or priority habitats (field patterns look interesting), mitigation land will need to be provided. Open space to include Env. Network and link to Stanmore Country Park with semi-natural corridors with footpaths in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Enhancement of environmental network by providing green links for residents to Stanmore Country Park. Use more than the minimum open space provision to protect existing biodiversity and provide biodiversity enhancements.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Very large size of site suggests it may have archaeological potential.
<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>	mature trees and hedgerows within and around site boundary. Plantation and natural woodland occupy central 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. Create 15m buffer from adjacent woodland. Existing large blocks of woodland should remain undeveloped.
<i>Tree Comments Opportunities:</i>	Retain fine trees and woodland within site as features in open space within any development. Expand / link with existing woodland adjacent site
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Potential noise close to the established industrial estate. Any significant scale development causing additional traffic movements into town requires air quality assessment.
<i>Public Protection Comments Management of Constraints:</i>	No residential in close proximity to industrial estate, increased noise attenuation through glazing and ventilation of and residential with line of sight to the industrial estate. AQ assessment likely to be required and mitigation stated.
<i>Public Protection Comments Opportunities:</i>	Would be better location if AQ issue in Bridgnorth did not exist.
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	The site is located to the east of Bridgnorth. Bridgnorth is located in south-east Shropshire, an area with a strong functional relationship to the Black Country. Bridgnorth has strong highway transport links to the Black Country (approximately 14 miles away) via the A458 corridor. The nearest railway stations to Bridgnorth are at Telford, Albrighton and Shifnal. These would require some other form of transport to access them.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Bridgnorth's proximity and strong highway links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

<p>Strategic Considerations:</p>	<p>The size of this site and its location associated with a Principal Centre in close proximity to the Black Country and with good highway links between the two areas, means that it could accommodate a portion of the proposed contribution to the unmet development needs forecast to arise within the Black Country.</p> <p>A linear site located in a rural setting to the east of Stanmore Industrial Estate and Stanmore Country Park, physically and functionally separated from the development boundary and built form of Bridgnorth by Stanmore Industrial Estate and agricultural fields and the Hermitage Ridge (and associated ancient woodland). Due to the scale of the site it has the potential to provide on site services and facilities to serve existing and new communities. Provision of pedestrian and cycle links will require careful consideration.</p> <p>The northern portion of the site has medium-high landscape and visual sensitivity to housing and high landscape and visual sensitivity to employment.</p> <p>The site is located within the Green Belt. The NPPF specifies that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, before concluding that such circumstances exist all other reasonable options should be examined fully. It may have potential for future safeguarding but some high landscape and visual impact, proximity to industrial estate, trees, potential archaeological and other ecological interest, known pluvial flood risk are considerations. Development would need to be restricted to land outside the 1,000 year surface flood risk zone.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Power supply and other utilities. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Links to Environmental network. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Retain as Green Belt</p>
<p>Reasoning</p>	<p>The site is distant from the built form of Bridgnorth and due to its linear shape, poorly related to the built form of Stanmore Industrial Estate.</p> <p>The site is located within the Green Belt. The NPPF specifies that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, before concluding that such circumstances exist all other reasonable options should be examined fully. An alternative site has been identified which is not located within the Green Belt and could achieve much of the development needs and aspirations for Bridgnorth through a comprehensive and sustainable development. This site is of sufficient scale that it can deliver appropriate traffic calming and pedestrian links into the town and extensive on site services and facilities to serve its new community.</p> <p>Whilst the site's size and location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>

Further Main Modifications Required:	No
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);

Purpose 2 (merging of neighbouring towns);

Purpose 3 (safeguarding countryside from encroachment);

Purpose 4 (preserving setting/character of historic towns); and

Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

***Green Belt Purposes (where applicable):**

Site Assessment - Stage 3 Updated	
Site Reference:	P61
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	Yes
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	0%
Percentage of the site in the 100 year surface flood risk zone:	0%
Percentage of the site in the 1,000 year surface flood risk zone:	2%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	1%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	No
Green Belt* Considerations: (from the GB Assessment/Review)	<p>The Green Belt Assessment undertaken for Shropshire indicates that this site is located within a Green Belt parcel which performs weakly against purpose 2; moderately against purpose 3; weakly against purpose 4.</p> <p>The Green Belt Review undertaken for Shropshire indicates that this site is located within a Green Belt parcel, the release of which would have a moderate-high level of harm on the Green Belt due to the level of encroachment on countryside and weakening of the role of adjoining areas with regard to purpose 3. No sub-parcels were identified which would have less harm.</p>
Landscape Considerations (Residential) (from the LVSS):	High
Visual Impact Considerations (Residential) (from the LVSS):	High
Landscape Considerations (Employment) (from the LVSS):	Very High
Visual Impact Considerations (Employment) (from the LVSS):	Very High
Highway Comments - Direct Access to Highway Network?	<p>(Comments on P61): If 66% of this site was housing this site could accommodate 1,943 homes. This site has good vehicular access potential, directly onto the A458 and A442.</p> <p>As part of a strategic settlement east of Bridgnorth Low Town this site lies the furthest south from the existing development and therefore has less sustainable transport potential.</p>
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	
Highway Comments - Could the Development Occur Without Off-Site Works?	
Highway Comments - Are Envisaged Off-Site Works Achievable?	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	N/A
Ecology Comments Significant Constraints:	<p>Large, complicated site from aerial photos. Much of site core and corridor of Environmental Network. CS17 Environmental Networks applies. Only very reduced numbers of housing possible as protection of Environmental Network would not be possible in open space provision. Suggest seek landscape advice. If GCN present then mitigation land will also reduce potential area for development. Part of Env. Network on site is plantation Ancient Woodland. Damage to AW must be avoided, see NPPF. AW must be buffered from the impacts of development and a buffer would be required to the woodland, reducing the remaining land available to development.</p>
Ecology Comments Other Constraints:	<p>EcIA required. Surveys for GCN (ponds close by and within 500m) Dormice, Badgers, Bats, nesting birds, plants (unimproved grassland and other potential priority habitats need botanical survey to assess impacts), reptiles. More than half of this lies within and immediately adjacent to the Env. Network corridor. CS17 Environmental Networks applies. Area possible for development will greatly depend on surveys but will be greatly reduced, perhaps a small amount of development on few arable areas.</p>

<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all hedgerows/trees/priority habitat on site. If GCN present or priority habitats (field patterns look interesting), mitigation land will need to be provided.
<i>Ecology Comments Opportunities:</i>	Enhancement of environmental network by providing green links for residents. Use more than the minimum open space provision to protect existing biodiversity and provide biodiversity enhancements.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site falls partially within, and has potential to effect the setting of, Quatford Conservation Area. Site includes former historic parkland of Stanmoregove (HER PRN 07549) and has potential to effect setting of the associated Grade II Listed Stanmore Hall (NHLE ref. 1367568). May also effect the setting of Grade II listed Quatford Castle (NHLE ref. 1374849). Site includes a prehistoric cropmark pit alignment (HER PRN 28775). Scatter of metal detectorist finds and very large size suggests there may be other archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on character and appearance and setting of CA; impacts on non-designated parkland and settings of LBs; archaeological DBA + field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	site contains protected woodland at the north. Large swathe of north, central and southern parts of site are covered in mature woodland.
<i>Tree Comments Other Constraints:</i>	mature trees, groups of trees, woodland and hedgerow 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. Create 15m buffer from adjacent woodland. Existing large blocks of woodland should remain undeveloped.
<i>Tree Comments Opportunities:</i>	use 20% canopy cover policy to enhance tree cover in association with future development. Retain fine trees within site as features in open space within any development and seek to expand existing woodland.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Potential noise close to the established industrial estate. Any significant scale development causing additional traffic movements into town requires air quality assessment. Landfill within 250m that requires assessment for potential landfill gas migration and impact on the proposed site.
<i>Public Protection Comments Management of Constraints:</i>	No residential in close proximity to industrial estate, increased noise attenuation through glazing and ventilation of and residential with line of sight to the industrial estate. AQ assessment likely to be required and mitigation stated. Contaminated land assessment and remediation likely to be available.
<i>Public Protection Comments Opportunities:</i>	Would be better location if AQ issue in Bridgnorth did not exist.
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Poor
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Poor
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Poor
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	The site is located to the south-east of Bridgnorth. Bridgnorth is located in south-east Shropshire, an area with a strong functional relationship to the Black Country. Bridgnorth has strong highway transport links to the Black Country (approximately 14 miles away) via the A458 corridor. The nearest railway stations to Bridgnorth are at Telford, Albrighton and Shifnal. These would require some other form of transport to access them.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Bridgnorth's proximity and strong highway links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

<p>Strategic Considerations:</p>	<p>The size of this site and its location associated with a Principal Centre in close proximity to the Black Country and with good highway links between the two areas, means that it could accommodate a portion of the proposed contribution to the unmet development needs forecast to arise within the Black Country.</p> <p>A large site in a rural setting to the south-east of Bridgnorth within the Green Belt. The NPPF specifies that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, before concluding that such circumstances exist all other reasonable options should be examined fully. The site has high landscape and visual sensitivity to housing and very high landscape and visual sensitivity to employment.</p> <p>Environmental considerations include the fact that much of site core and corridor of Environmental Network and may contain protected and priority species and habitats.</p> <p>Site falls partially within, and has potential to effect the setting of, Quatford Conservation Area. Site includes former historic parkland of Stanmoregove and has potential to effect setting of the associated Grade II Listed Stanmore Hall. May also effect the setting of Grade II listed Quatford Castle. Due to its size, there may be other archaeological potential.</p> <p>Known pluvial flood risk are considerations.</p> <p>Sites availability is unknown.</p> <p>The site performs poorly in Stage 2a Settlement Sustainability Appraisal for housing and employment. However, whilst it performs poorly in the Stage 2a Black Country Contribution Sustainability Appraisal for housing, it performs fair for employment.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Power supply and other utilities.</p> <p>Safeguarding of the environmental network.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Enhancement of Environmental network.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Retain as Green Belt</p>
<p>Reasoning</p>	<p>The site has high landscape and visual sensitivity to housing and very high landscape and visual sensitivity to employment.</p> <p>There are numerous natural and built environment considerations.</p> <p>The site is located within the Green Belt. The NPPF specifies that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, before concluding that such circumstances exist all other reasonable options should be examined fully. An alternative site has been identified which is not located within the Green Belt and could achieve much of the development needs and aspirations for Bridgnorth through a comprehensive and sustainable development. This site is of sufficient scale that it can deliver appropriate traffic calming and pedestrian links into the town and extensive on site services and facilities to serve its new community.</p> <p>Whilst the site's size and location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>

Further Main Modifications Required:	No
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);

Purpose 2 (merging of neighbouring towns);

Purpose 3 (safeguarding countryside from encroachment);

Purpose 4 (preserving setting/character of historic towns); and

Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

***Green Belt Purposes (where applicable):**

Site Assessment - Stage 3 Updated	
Site Reference:	P62
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<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 weakly against purpose 2; moderately against purpose 3; weakly against purpose 4. The Green Belt Review undertaken for Shropshire indicates that this site is located within a Green Belt parcel, the release of which would have a low- moderate level of harm on the Green Belt due to some encroachment on countryside. 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>	<p>(Comments on P62 and P63): If 66% of these sites was developed as housing they could accommodate 1,519 homes. P62 has good vehicular access potential, directly onto the A442 at several location. The section of P63 which straddles the A458 can only be access via and existing field gate on the north west corner of the A458 / A442 roundabout. It is very unlikely that this junction could be remodelled to accommodate a new link providing access to this area given the topographical and existing development constraints. The remainder of P63 has good vehicular access potential, directly onto the A442 at a number of locations but the ground level difference may limit these.</p> <p>As strategic settlement south of Bridgnorth Low Town theses sites have a number of disadvantages. There linear nature will limit the potential to create a compact layout which maximises sustainable travel for local trips and their proximity to existing facilities will restrict sustainable trips to neighbouring facilities during the initial phases of construction.</p>
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<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):	N/A
<i>Ecology Comments Significant Constraints:</i>	None.
<i>Ecology Comments Other Constraints:</i>	EclA required. Surveys for GCN (ponds within 500m) Dormice, Badgers, Bats, nesting birds, plants (unimproved grassland and other potential priority habitats need botanical survey to assess impacts), reptiles. Small sections of site are immediately adjacent to the Fwy Network corridor. CS17 Environmental Networks applies.

<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all hedgerows/trees/priority habitat on site. If GCN present or priority habitats, mitigation land will need to be provided. Corridor link to be created using open space and green pedestrian routes between Env. Network in north west to that in south-east of the sites around the 50m contour.
<i>Ecology Comments Opportunities:</i>	Use open space and green pedestrian links to provide biodiversity enhancements. Sandy soils in this area suitable for restoration of unimproved sandy grasslands, currently lost in agricultural areas - no topsoil and natural regeneration will result in low-maintenance, high biodiversity swards.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Possible impacts on settings of Grade II listed Grange Cottage (NHLE ref.1053948) and 4-5 Danesford (NHLE ref. 1295289). Large size of site and cluster of metal detectorist finds 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>	belt of TPO woodland meets northern end of site.
<i>Tree Comments Other Constraints:</i>	mature trees and hedgerows around and within the separate portions of the site.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. Create 15m buffer from adjacent woodland.
<i>Tree Comments Opportunities:</i>	use 20% canopy cover policy to enhance tree cover in association with future development. Retain fine trees within site as features in open space within any development and seek to expand existing woodland.
<i>Public Protection Comments Significant Constraints:</i>	Known noise close to the established industrial estate which causes complaint in the locality. Not considered acceptable to move more residents to the area.
<i>Public Protection Comments Other Constraints:</i>	Any significant scale development causing additional traffic movements into town requires air quality assessment. Landfill within 250m that requires assessment for potential landfill gas migration and impact on the proposed site.
<i>Public Protection Comments Management of Constraints:</i>	No residential in close proximity to industrial estate, increased noise attenuation through glazing and ventilation of and residential with line of sight to the industrial estate. AQ assessment likely to be required and mitigation stated. Contaminated land assessment and remediation likely to be available.
<i>Public Protection Comments Opportunities:</i>	Would be better location if AQ issue in Bridgnorth did not exist.
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Poor
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Poor
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	The site is located to the south-east of Bridgnorth. Bridgnorth is located in south-east Shropshire, an area with a strong functional relationship to the Black Country. Bridgnorth has strong highway transport links to the Black Country (approximately 14 miles away) via the A458 corridor. The nearest railway stations to Bridgnorth are at Telford, Albrighton and Shifnal. These would require some other form of transport to access them.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Bridgnorth's proximity and strong highway links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

<p>Strategic Considerations:</p>	<p>The size of this site and its location associated with a Principal Centre in close proximity to the Black Country and with good highway links between the two areas, means that it could accommodate a portion of the proposed contribution to the unmet development needs forecast to arise within the Black Country.</p> <p>The site is located within the Green Belt. The NPPF specifies that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, before concluding that such circumstances exist all other reasonable options should be examined fully. As the sites availability is currently unknown, the site is not considered suitable for allocation. Potential for future safeguarding but proximity to industrial estate, contamination, trees, potential archaeological and other ecological interest, known pluvial flood risk are considerations. In particular there are existing conflicts between noise generation by employment uses and local resident amenity concerns and due to concerns regarding residential amenity being compromised by existing employment uses. The site performs poorly in Stage 2a Settlement Sustainability Appraisal for housing and employment, primarily due to poor access to existing facilities and services and for potential impacts on environmental and heritage assets. However, it performs fair in the Stage 2a Black Country Contribution Sustainability Appraisal for housing and employment.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Power supply and other utilities. Safeguarding of the environmental network. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Enhancement of Environmental network. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Retain as Green Belt</p>
<p>Reasoning</p>	<p>The site it is located in Danesford close to the existing large industrial premises and residential development to the north west, but not well connected to the main built form of Bridgnorth. There are existing issues with the compatibility of employment and residential uses. The site is also not promoted.</p> <p>The site is located within the Green Belt. The NPPF specifies that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, before concluding that such circumstances exist all other reasonable options should be examined fully. An alternative site has been identified which is not located within the Green Belt and could achieve much of the development needs and aspirations for Bridgnorth through a comprehensive and sustainable development. This site is of sufficient scale that it can deliver appropriate traffic calming and pedestrian links into the town and extensive on site services and facilities to serve its new community.</p> <p>Whilst the site's size and location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>

Further Main Modifications Required:	No
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);

Purpose 2 (merging of neighbouring towns);

Purpose 3 (safeguarding countryside from encroachment);

Purpose 4 (preserving setting/character of historic towns); and

Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

***Green Belt Purposes (where applicable):**

Site Assessment - Stage 3 Updated	
Site Reference:	STC001
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	6%
<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 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>	n/a
<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
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium
<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 Estate Road to A454
<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 improvements of the existing estate road junction with the A454, including review of speed limit, will be funded by the development (linked with STC002 & STC004).
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Y. Assuming any necessary improvements of the A454/A458 and A454/B4363 roundabout junctions are funded by the adjacent developments.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	8
<i>Ecology Comments Significant Constraints:</i>	None.
<i>Ecology Comments Other Constraints:</i>	EclA required. Surveys for GCN (ponds on site and within 500m), Badgers , Bats, nesting birds, reptiles. Site surrounded by the Env. network (Stanmore Country Park) and CS17 applies.

<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all hedgerows/trees/pond on site as part of landscaping. Open space to be provided should be linked by green corridors to Stanmore Country Park and other Env. Network..
<i>Ecology Comments Opportunities:</i>	Use open space and green pedestrian links to provide biodiversity enhancements. Sandy soils in this area suitable for restoration of unimproved sandy grasslands, currently lost in agricultural areas - no topsoil and natural regeneration will result in low-maintenance, high biodiversity swards.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site formally part of RAF Bridgnorth (HER PRN 29127) and formerly included part of Bridgnorth racecourse (HER PRN 32056).
<i>Heritage Comments Management of Constraints:</i>	
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	site surrounded by woodland and containing belts of mature trees
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. Create 15m buffer from woodland and seek to retain internal trees within open space.
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to enhance tree cover and expand woodland in association with future development. Retain fine trees and woodland within site as features in open space within any development.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Con land likely from past land use. Any significant scale development causing additional traffic movements into town requires air quality assessment.
<i>Public Protection Comments Management of Constraints:</i>	Con land assessment likely to show remediation possible. AQ assessment likely to be required and mitigation stated.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	The site is located to the east of Bridgnorth. Bridgnorth is located in south-east Shropshire, an area with a strong functional relationship to the Black Country. Bridgnorth has strong highway transport links to the Black Country (approximately 14 miles away) via the A458 corridor. The nearest railway stations to Bridgnorth are at Telford, Albrighton and Shifnal. These would require some other form of transport to access them.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Bridgnorth's proximity and strong highway links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

<p>Strategic Considerations:</p>	<p>The size of this site and its location associated with a Principal Centre in close proximity to the Black Country and with good highway links between the two areas, means that it could accommodate a portion of the proposed contribution to the unmet development needs forecast to arise within the Black Country.</p> <p>The site consists of the built form of Stanmore Industrial Estate. It is some distance from the built form of Bridgnorth, forming an associated employment site.</p> <p>Stanmore Industrial Estate is considered a 'centre of excellence for engineering and advanced manufacturing' due to the cluster of businesses within and associated with the engineering and advanced manufacturing sector. As a result, it is considered to be a key employment location associated with Bridgnorth and one of the most successful centres for employment in Shropshire.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Power supply and other utilities. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Links to Environmental network. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Retain as a key employment site in Shropshire</p>
<p>Reasoning</p>	<p>Stanmore Industrial Estate is considered a 'centre of excellence for engineering and advanced manufacturing' due to the cluster of businesses within and associated with the engineering and advanced manufacturing sector. As a result, it is considered to be a key employment location associated with Bridgnorth and one of the most successful centres for employment in Shropshire.</p> <p>Whilst the site's size and location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>

Further Main Modifications Required:	No
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

***Green Belt Purposes (where applicable):**

n/a

Site Assessment - Stage 3 Updated	
Site Reference:	STC002
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	Yes
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	0%
Percentage of the site in the 100 year surface flood risk zone:	0%
Percentage of the site in the 1,000 year surface flood risk zone:	0%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	No
Green Belt* Considerations: (from the GB Assessment/Review)	<p>Within P57. The Green Belt Assessment undertaken for Shropshire indicates that this site is located within a Green Belt parcel (p57) which performs weakly against purpose 2; strongly against purpose 3; with no contribution against purpose 4.</p> <p>The Green Belt Review undertaken for Shropshire indicates that this site is located within a Green Belt parcel, the release of which would have a moderate level of harm on the Green Belt due to some encroachment on countryside within the parcel itself. No sub-parcels were identified which would have less harm.</p>
Landscape Considerations (Residential) (from the LVSS):	Medium
Visual Impact Considerations (Residential) (from the LVSS):	Medium
Landscape Considerations (Employment) (from the LVSS):	Medium
Visual Impact Considerations (Employment) (from the LVSS):	Medium
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	via Estate Road to A454 preferably not onto The Hobbins
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	Y
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	Assumes improvements of the existing estate road junction with the A454, including review of speed limit, will be funded by the development (linked with STC001 & STC004).
Highway Comments - Could the Development Occur Without Off-Site Works?	N
Highway Comments - Are Envisaged Off-Site Works Achievable?	Y. Assuming any necessary improvements of the A454/A458 and A454/B4363 roundabout junctions are funded by the adjacent developments.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	8
Ecology Comments Significant Constraints:	Site entirely within the Environmental Network and CS17 Environmental Networks applies. Only reduced numbers of housing possible as protection of Environmental Network unlikely to be fully possible in open space provision.
Ecology Comments Other Constraints:	EclA required. Surveys for GCN (ponds close to site boundary and within 500m) Dormice, Badgers, Bats, nesting birds, plants (unimproved grassland and other potential priority habitats need botanical survey to assess impacts), reptiles. Site adjacent to the Env. network (Stanmore Country Park) and CS17 applies.

<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all hedgerows/trees/priority habitat on site. If priority habitats present (looks likely), mitigation land will need to be provided. Open space to be provided should be next to and linked by green corridors to Stanmore Country Park. Reduced development area.
<i>Ecology Comments Opportunities:</i>	Use open space and green pedestrian links to provide biodiversity enhancements. Sandy soils in this area suitable for restoration of unimproved sandy grasslands, currently lost in agricultural areas - no topsoil and natural regeneration will result in low-maintenance, high biodiversity swards.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site formally part of RAF Bridgnorth (HER PRN 29127) and formerly included part of Bridgnorth racecourse (HER PRN 32056).
<i>Heritage Comments Management of Constraints:</i>	
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	trees, groups of trees and scrub across site. Woodland adjacent east, south and west boundaries
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. Create 15m buffer from woodland and seek to retain significant internal trees within open space.
<i>Tree Comments Opportunities:</i>	Expand adjacent woodland in association with future development. Retain fine trees within site as features in open space within any development.
<i>Public Protection Comments Significant Constraints:</i>	Industrial use abuts significant part of the site boundary. Placing residential here may restrict businesses on the industrial estate which is not considered acceptable.
<i>Public Protection Comments Other Constraints:</i>	
<i>Public Protection Comments Management of Constraints:</i>	
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	The site is located to the east of Bridgnorth. Bridgnorth is located in south-east Shropshire, an area with a strong functional relationship to the Black Country. Bridgnorth has strong highway transport links to the Black Country (approximately 14 miles away) via the A458 corridor. The nearest railway stations to Bridgnorth are at Telford, Albrighton and Shifnal. These would require some other form of transport to access them.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Bridgnorth's proximity and strong highway links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

<p>Strategic Considerations:</p>	<p>The site was formerly part of the RAF Stanmore site. Whilst the rest of the site was converted to an industrial estate, this component was allowed to naturalise. The site forms part of the gap between Stanmore Industrial Estate and The Hobbins (residential). It is physically and functionally separated from the development boundary and built form of Bridgnorth by Stanmore Country Park, agricultural fields and the Hermitage Ridge (and associated ancient woodland). The site is located within the Green Belt. The NPPF specifies that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, before concluding that such circumstances exist all other reasonable options should be examined fully. The site benefits from good highway links, although any necessary improvements of the A454/A458 and A454/B4363 roundabout junctions would need to be undertaken. The site forms part of an environmental network and may contain priority habitats. The site contains mature trees, groups of mature trees and scrubland. There is also woodland adjacent to the site's eastern, southern and western boundaries. The site forms part of the former RAF Bridgnorth and formerly included part of the Bridgnorth racecourse.</p> <p>The size of this site and its location associated with a Principal Centre in close proximity to the Black Country and with good highway links between the two areas, means that it could accommodate a portion of the proposed contribution to the unmet development needs forecast to arise within the Black Country.</p> <p>The site adjoins an industrial area, therefore residential amenity would be compromised and the site is therefore not considered suitable for residential use. Conversely it is also close to existing residential properties at The Hobbins, as such any noise generating uses on the site will require due consideration. There is a foul sewer though site and some known pluvial flood risk which the design, layout of and access to the development will need to take into account informed by a flood risk assessment.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Power supply and other utilities. Improvements to the access road to Stanmore Industrial Estate and its junction with the A454, the A454/A458 roundabout and the A454/B4363 roundabout. Substantial and effective boundary treatments. An effective buffer to The Hobbins and other residential properties.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Protection and enhancement of Stanmore Country Park. Green infrastructure links through the site. Acoustic design, layout, green infrastructure and appropriate building materials. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>Yes</p>
<p>Recommendation</p>	<p>Allocate in part as an employment allocation to support the expansion of Stanmore Industrial Estate</p>
<p>Reasoning</p>	<p>The site is well related to Stanmore Industrial Estate, an existing employment area which is inset within the Green Belt. Stanmore Industrial Estate which is inset in the Green Belt is a very successful employment site and represents a centre of excellence for engineering and advanced manufacturing. In order to provide for the medium and long term growth of the site, it is considered appropriate to identify further land for the expansion of this site, which will complement proposals for housing and employment provision elsewhere in Bridgnorth. This can only be achieved through the release of dome land from the Green Belt. Removing land from the Green Belt is subject to identification of exceptional circumstances, this will be detailed within a Green Belt: Exceptional Circumstances Statement.</p> <p>A small part of P58a is located within the 1 in 1,000 surface flood risk zone, the site is of sufficient size to address this constraint.</p> <p>The sites will form extensions of Stanmore Industrial Estate and as such will be accessed through the existing access (subject to necessary improvements).</p> <p>The site forms part of an environmental network. The design, layout and quantum of development can reflect this and seek to ensure provision of green corridors linked to Stanmore Country Park.</p> <p>Design and layout of development will need to mitigate any noise and visual impact on nearby residential properties. Whilst the site's size and location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p>

Further Main Modifications Required:	No
If proposed for Allocation, Potential Capacity:	4.6ha of employment land
If proposed for Allocation Design Requirements:	<p>The site represents an extension to the existing Stanmore Industrial Estate. Development will be for complementary employment uses (use classes B1, B2, B8 and appropriate sui generis uses) only.</p> <p>Access will be provided via the existing Stanmore Industrial Estate. Necessary improvements will be made to highways infrastructure, including the access road to Stanmore Industrial Estate and its junction with the A454, the A454/A458 roundabout and the A454/B4363 roundabout.</p> <p>Substantial and effective boundary treatments will be required in order to create a buffer around the site. An effective buffer to The Hobbins and other residential properties is particularly important.</p> <p>Site design and layout will positively respond to the site's relationship with Stanmore Country Park and The Hobbins. Development should seek to provide green infrastructure links through the site, retain high quality trees and retain priority habitats on the site. Any lost trees should be offset within the sites buffer.</p> <p>Acoustic design, layout, green infrastructure and appropriate building materials will be used to appropriately manage noise arising from the site.</p> <p>Compensatory provision to the Green Belt will be made through investment in the quality of Stanmore Country Park.</p>

Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);

Purpose 2 (merging of neighbouring towns);

Purpose 3 (safeguarding countryside from encroachment);

Purpose 4 (preserving setting/character of historic towns); and

Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

***Green Belt Purposes (where applicable):**

Site Assessment - Stage 3 Updated	
Site Reference:	STC003
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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 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>	<p>Forms part of P60.</p> <p>The Green Belt Assessment undertaken for Shropshire indicates that this site is located within a Green Belt parcel which performs weakly against purpose 2; moderately against purpose 3; with no contribution against purpose 4.</p> <p>The Green Belt Review undertaken for Shropshire indicates that this site is located within a Green Belt parcel, the release of which would have a moderate level of harm on the Green Belt due to some encroachment on countryside.</p> <p>No sub-parcels were identified which would have less harm.</p>
<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
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium
<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>	A458 and via Estate Road to A454
<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 a new junction or improved junction on the A458.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Y. Assuming any necessary improvements of the A454/A458 and A454/B4363 roundabout junctions are funded by the adjacent developments.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	8
<i>Ecology Comments Significant Constraints:</i>	None.
<i>Ecology Comments Other Constraints:</i>	EclA required. Surveys for GCN (ponds close to site boundary and within 500m,) Dormice, Badgers , Bats, nesting birds, reptiles. Site adjacent to the Env. Network to north and south)Stanmore Country Park to north) and CS17 applies.

<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all hedgerows/trees/priority habitat on site. Open space to be provided should be next to and linked by green corridors to Stanmore Country Park.
<i>Ecology Comments Opportunities:</i>	Increase size and accessibility to Country Park.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site formally part of RAF Bridgnorth (HER PRN 29127).
<i>Heritage Comments Management of Constraints:</i>	
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	group of TPO trees along part of eastern boundary
<i>Tree Comments Other Constraints:</i>	mature trees and hedges within and around site. Deciduous woodland adjacent northern boundary.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. Create 15m buffer from woodland and seek to retain significant internal trees within open space.
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to enhance tree cover and expand woodland in association with future development. Retain fine trees and woodland within site as features in open space within any development.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road to the south creating a noise source. Any significant scale development causing additional traffic movements into town requires air quality assessment. Potential con land from past land use.
<i>Public Protection Comments Management of Constraints:</i>	Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings, barrier treatment. and combinations thereof to mitigate for road noise. AQ assessment likely to be required and mitigation stated. Con land assessment likely to be necessary and remediation likely to be available.
<i>Public Protection Comments Opportunities:</i>	Would be better location if AQ issue in Bridgnorth did not exist.
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	The site is located to the east of Bridgnorth. Bridgnorth is located in south-east Shropshire, an area with a strong functional relationship to the Black Country. Bridgnorth has strong highway transport links to the Black Country (approximately 14 miles away) via the A458 corridor. The nearest railway stations to Bridgnorth are at Telford, Albrighton and Shifnal. These would require some other form of transport to access them.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Bridgnorth's proximity and strong highway links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

<p>Strategic Considerations:</p>	<p>The site lies in a rural setting to the south of Stanmore Country Park and a small group of dwellings at Russell Close. South of the site lies Stanmore Hall Touring Caravan Park. The site is physically and functionally separated from the development boundary and built form of Bridgnorth by agricultural fields and the Hermitage Ridge (and associated ancient woodland). The size and capacity of the site, taking into account likely need to safeguard ecological interest, would be insufficient, to provide for the provision of local services and appropriate traffic calming and pedestrian links to Bridgnorth.</p> <p>The size of this site and its location associated with a Principal Centre in close proximity to the Black Country and with good highway links between the two areas, means that it could accommodate a portion of the proposed contribution to the unmet development needs forecast to arise within the Black Country.</p> <p>The site is also poorly connected to the existing development at Stanmore Industrial Estate and The Hobbins, being separated by the Country Park and more closely linked with Russell Close.</p> <p>The site is located within the Green Belt. The NPPF specifies that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, before concluding that such circumstances exist all other reasonable options should be examined fully. Whilst there natural environment considerations including TPO & significant trees these are generally a manageable constraints. However the site is not as well connected to the existing development at Stanmore Industrial Estate and The Hobbins being separated by the Country Park and more closely linked with Russell Close.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Improved access /junction with A458. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Environmental network enhancement and formation of linkage to Stanmore Country Park. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Retain as Green Belt</p>
<p>Reasoning</p>	<p>The site is located within the Green Belt. The NPPF specifies that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, before concluding that such circumstances exist all other reasonable options should be examined fully. An alternative site has been identified which is not located within the Green Belt and could achieve much of the development needs and aspirations for Bridgnorth through a comprehensive and sustainable development. This site is of sufficient scale that it can deliver appropriate traffic calming and pedestrian links into the town and extensive on site services and facilities to serve its new community.</p> <p>Whilst the site's size and location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>

Further Main Modifications Required:	No
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);

Purpose 2 (merging of neighbouring towns);

Purpose 3 (safeguarding countryside from encroachment);

Purpose 4 (preserving setting/character of historic towns); and

Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

***Green Belt Purposes (where applicable):**

Site Assessment - Stage 3 Updated	
Site Reference:	STC004
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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 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>	<p>Forms part of P57 & P60</p> <p>Within P57. The Green Belt Assessment undertaken for Shropshire indicates that this site is located within a Green Belt parcel (p57) which performs weakly against purpose 2; strongly against purpose 3; with no contribution against purpose 4.</p> <p>The Green Belt Review undertaken for Shropshire indicates that this site is located within a Green Belt parcel, the release of which would have a moderate level of harm on the Green Belt. No sub-parcels were identified which would have less harm.</p> <p>Within P60. The Green Belt Assessment undertaken for Shropshire indicates that this site is located within a Green Belt parcel which performs weakly against purpose 2; moderately against purpose 3; with no contribution against purpose 4.</p> <p>The Green Belt Review undertaken for Shropshire indicates that this site is located within a Green Belt parcel, the release of which would have a moderate level of harm on the Green Belt. No sub-parcels were identified which would have less harm.</p>
<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
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium
<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>	A454
<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 improvements of the existing estate road junction with the A454, including review of speed limit, will be funded by the development (linked with STC001 & STC002).
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Y. Assuming any necessary improvements of the A454/A458 and A454/B4363 roundabout junctions are funded by the adjacent developments.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	8
<i>Ecology Comments Significant Constraints:</i>	Existing country park and completely in the Environmental Network, largely woodland. CS17 Environmental Networks applies. Priority species present (invertebrates) which would require mitigation land.
<i>Ecology Comments Other Constraints:</i>	EclA required. Surveys for GCN (ponds close to site boundary and within 500m,) Dormice, plants (unimproved grassland and other potential priority habitats need botanical survey to assess impacts), Badgers, Bats, nesting birds, reptiles and invertebrates (priority spp present).

<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance the whole country park.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site formally part of RAF Bridgnorth (HER PRN 29127), including site of the memorial monument, and formerly included part of Bridgnorth racecourse (HER PRN 32056).
<i>Heritage Comments Management of Constraints:</i>	RAF monument should be retained and given appropriate setting
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	site is covered by woodland
<i>Tree Comments Other Constraints:</i>	
<i>Tree Comments Management of Constraints:</i>	
<i>Tree Comments Opportunities:</i>	
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road to the south creating a noise source. Any significant scale development causing additional traffic movements into town requires air quality assessment. Potential con land from past land use.
<i>Public Protection Comments Management of Constraints:</i>	Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings, barrier treatment. and combinations thereof to mitigate for road noise. AQ assessment likely to be required and mitigation stated. Con land assessment likely to be necessary and remediation likely to be available.
<i>Public Protection Comments Opportunities:</i>	Would be better location if AQ issue in Bridgnorth did not exist.
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	The site is located to the east of Bridgnorth. Bridgnorth is located in south-east Shropshire, an area with a strong functional relationship to the Black Country. Bridgnorth has strong highway transport links to the Black Country (approximately 14 miles away) via the A458 corridor. The nearest railway stations to Bridgnorth are at Telford, Albrighton and Shifnal. These would require some other form of transport to access them.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Bridgnorth's proximity and strong highway links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

<p>Strategic Considerations:</p>	<p>The site is an extensive Country Park located to the west of Stanmore Industrial Estate, forming part of the gap between the estate and the settlement of Bridgnorth. The site was formerly part of the RAF Stanmore site. The site is located in the Green Belt and is a Country Park with significant trees which forms part of the environmental network and has significant ecological value. The NPPF specifies that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, before concluding that such circumstances exist all other reasonable options should be examined fully. Part of the site also forms a buffer between the Stanmore Industrial Estate and adjacent residential uses to the south.</p> <p>The size of this site and its location associated with a Principal Centre in close proximity to the Black Country and with good highway links between the two areas, means that it could accommodate a portion of the proposed contribution to the unmet development needs forecast to arise within the Black Country.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Retention and enhancement of Stanmore Country Park Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Retain as Green Belt</p>
<p>Reasoning</p>	<p>The site is a well-valued Country Park and located within the Green Belt. The NPPF specifies that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, before concluding that such circumstances exist all other reasonable options should be examined fully. An alternative site has been identified which is not located within the Green Belt and could achieve much of the development needs and aspirations for Bridgnorth through a comprehensive and sustainable development. This site is of sufficient scale that it can deliver appropriate traffic calming and pedestrian links into the town and extensive on site services and facilities to serve its new community.</p> <p>Whilst the site's size and location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>

Further Main Modifications Required:	No
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);

Purpose 2 (merging of neighbouring towns);

Purpose 3 (safeguarding countryside from encroachment);

Purpose 4 (preserving setting/character of historic towns); and

Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

***Green Belt Purposes (where applicable):**

Site Assessment - Stage 3 Updated	
Site Reference:	STC005
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	Yes
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	0%
Percentage of the site in the 100 year surface flood risk zone:	0%
Percentage of the site in the 1,000 year surface flood risk zone:	0%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	No
Green Belt* Considerations: (from the GB Assessment/Review)	<p>Forms a very small part of P54.</p> <p>The Green Belt Assessment undertaken for Shropshire indicates that this site is located within a Green Belt parcel which performs weakly against purpose 2; moderately against purpose 3; with no contribution against purpose 4.</p> <p>The Green Belt Review undertaken for Shropshire indicates that this site is located within a Green Belt parcel, the release of which would have a 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. The site STC005 equates to part of a sub-parcel within the south west of this parcel, adjoining The Hobbins, which was identified as having a moderate level of harm if released.</p>
Landscape Considerations (Residential) (from the LVSS):	Medium
Visual Impact Considerations (Residential) (from the LVSS):	Medium
Landscape Considerations (Employment) (from the LVSS):	Medium
Visual Impact Considerations (Employment) (from the LVSS):	Medium
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	The Hobbins and A454
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	Y
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	
Highway Comments - Could the Development Occur Without Off-Site Works?	Y
Highway Comments - Are Envisaged Off-Site Works Achievable?	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	8
Ecology Comments Significant Constraints:	None.
Ecology Comments Other Constraints:	EclA required. Surveys for GCN (ponds within 500m) Dormice, Badgers, Bats, nesting birds, plants (unimproved grassland and other potential priority habitats need botanical survey to assess impacts), reptiles. Site adjacent to the Env. network (Stammore Country Park) and CS17 applies.

<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all hedgerows/trees/priority habitat on site. If priority habitats present, mitigation land will need to be provided. Open space to be provided should be linked by green corridors to Stanmore Country Park and the open space in the existing development THB002.
<i>Ecology Comments Opportunities:</i>	Use open space and green pedestrian links to provide biodiversity enhancements. Sandy soils in this area suitable for restoration of unimproved sandy grasslands, currently lost in agricultural areas - no topsoil and natural regeneration will result in low-maintenance, high biodiversity swards.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Formerly included part of Bridgnorth racecourse (HER PRN 32056) and site also included former Royal Observer Core observation post (HER PRN 32791). Much of site appears to have been extensively levelled ?during construction of Stanmore Camp.
<i>Heritage Comments Management of Constraints:</i>	Consider retaining and conserving ROC observation post.
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	trees and hedgerows 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
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to enhance tree cover in association with future development.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Noise from road to west and south. Any significant scale development causing additional traffic movements into town requires air quality assessment.
<i>Public Protection Comments Management of Constraints:</i>	Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings, barrier treatment. and combinations thereof to mitigate for road noise. AQ assessment likely to be required and mitigation stated.
<i>Public Protection Comments Opportunities:</i>	Would be better location if AQ issue in Bridgnorth did not exist.
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	The site is located to the east of Bridgnorth. Bridgnorth is located in south-east Shropshire, an area with a strong functional relationship to the Black Country. Bridgnorth has strong highway transport links to the Black Country (approximately 14 miles away) via the A458 corridor. The nearest railway stations to Bridgnorth are at Telford, Albrighton and Shifnal. These would require some other form of transport to access them.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Bridgnorth's proximity and strong highway links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

<p>Strategic Considerations:</p>	<p>A small site agricultural field adjacent to residential dwellings in The Hobbins.</p> <p>The site occupies a rural setting more closely associated with the Hobbins than Bridgnorth. It is physically and functionally separated from the development boundary and built form of Bridgnorth by agricultural fields and the Hermitage Ridge (and associated ancient woodland). The size and capacity of the site would be insufficient to provide for the provision of local services in this location and appropriate traffic calming and pedestrian links to Bridgnorth.</p> <p>The size of this site and its location associated with a Principal Centre in close proximity to the Black Country and with good highway links between the two areas, means that it could accommodate a portion of the proposed contribution to the unmet development needs forecast to arise within the Black Country.</p> <p>The site generally has good vehicular access potential. However there will be a need to undertake works to road infrastructure to ensure that it is appropriate to support the development.</p> <p>The site is located within the Green Belt. The NPPF specifies that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, before concluding that such circumstances exist all other reasonable options should be examined fully.</p> <p>The site has grade 2/3 agricultural land quality. This is amongst the best and most versatile.</p> <p>Significant trees and ecological interest including linkage to the environmental network and open space will need to be taken into account.</p> <p>Formerly included part of Bridgnorth racecourse and site also included former Royal Observer Core observation post.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Waste water treatment capacity.</p> <p>A range of community services and infrastructure as part of a large scale planned mixed-use development.</p> <p>Separation distance and appropriate residential amenity protection measures.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Open space linkage to Stanmore Country Park</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Retain as Green Belt</p>
<p>Reasoning</p>	<p>The site is more closely associated with the built form of The Hobbins than Bridgnorth. It is some distance from the built form of Bridgnorth, separated physically and functionally by agricultural land and the Hermitage Ridge. The size and capacity of the site would be insufficient to provide for the provision of local services in this location and appropriate traffic calming and pedestrian links to Bridgnorth.</p> <p>The site is located within the Green Belt. The NPPF specifies that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, before concluding that such circumstances exist all other reasonable options should be examined fully. An alternative site has been identified which is not located within the Green Belt and could achieve much of the development needs and aspirations for Bridgnorth through a comprehensive and sustainable development. This site is of sufficient scale that it can deliver appropriate traffic calming and pedestrian links into the town and extensive on site services and facilities to serve its new community.</p> <p>Assessment of the site in combination with adjoining sites is summarised separately within this assessment.</p> <p>Whilst the site's size and location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>

Further Main Modifications Required:	No
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);

Purpose 2 (merging of neighbouring towns);

Purpose 3 (safeguarding countryside from encroachment);

Purpose 4 (preserving setting/character of historic towns); and

Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

***Green Belt Purposes (where applicable):**

Site Assessment - Stage 3 Updated	
Site Reference:	STC006
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	Yes
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	0%
Percentage of the site in the 100 year surface flood risk zone:	0%
Percentage of the site in the 1,000 year surface flood risk zone:	0%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	No
Green Belt* Considerations: (from the GB Assessment/Review)	<p>Forms a small part of P54 and relates to open area within the Hobbins . The Green Belt Assessment undertaken for Shropshire indicates that this site is located within a Green Belt parcel which performs weakly against purpose 2; moderately against purpose 3; with no contribution against purpose 4.</p> <p>The Green Belt Review undertaken for Shropshire indicates that this site is located within a Green Belt parcel, the release of which would have a 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. A sub-parcel including The Hobbins, was identified which would have a moderate level of harm if released.</p>
Landscape Considerations (Residential) (from the LVSS):	Medium
Visual Impact Considerations (Residential) (from the LVSS):	Medium
Landscape Considerations (Employment) (from the LVSS):	Medium
Visual Impact Considerations (Employment) (from the LVSS):	Medium
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	The Hobbins
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	Y
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	
Highway Comments - Could the Development Occur Without Off-Site Works?	Y
Highway Comments - Are Envisaged Off-Site Works Achievable?	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	8
Ecology Comments Significant Constraints:	None.
Ecology Comments Other Constraints:	EclA required. Surveys for GCN (ponds within 500m), Badgers , Bats, nesting birds, plants (unimproved grassland and other potential priority habitats need botanical survey to assess impacts), reptiles. Site adjacent to the Env. network (Sharnmore Country Park) and CS17 applies.

<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all hedgerows/trees/priority habitat on site. If priority habitats present, mitigation land will need to be provided. Open space to be provided should be linked by green corridors to Stanmore Country Park.
<i>Ecology Comments Opportunities:</i>	Judging by footpaths this site is already well used by local residents as open space - ideally it should remain so.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site formally part of RAF Bridgnorth (HER PRN 29127) and formerly included part of Bridgnorth racecourse (HER PRN 32056).
<i>Heritage Comments Management of Constraints:</i>	
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	TPO tree to centre of southern boundary.
<i>Tree Comments Other Constraints:</i>	trees and groups of trees towards periphery of site
<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. Trees may prevent development of separate plot in south west corner.
<i>Tree Comments Opportunities:</i>	
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Noise from road to west and south. Any significant scale development causing additional traffic movements into town requires air quality assessment.
<i>Public Protection Comments Management of Constraints:</i>	Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings, barrier treatment. and combinations thereof to mitigate for road noise. AQ assessment likely to be required and mitigation stated.
<i>Public Protection Comments Opportunities:</i>	Would be better location if AQ issue in Bridgnorth did not exist.
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	The site is located to the east of Bridgnorth. Bridgnorth is located in south-east Shropshire, an area with a strong functional relationship to the Black Country. Bridgnorth has strong highway transport links to the Black Country (approximately 14 miles away) via the A458 corridor. The nearest railway stations to Bridgnorth are at Telford, Albrighton and Shifnal. These would require some other form of transport to access them.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Whilst Bridgnorth proximity and strong highway links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution.

<p>Strategic Considerations:</p>	<p>This is an area of open space within the Hobbins residential development with significant trees and potential ecological value. It is physically and functionally separated from the development boundary and built form of Bridgnorth by agricultural fields and the Hermitage Ridge (and associated ancient woodland). The size and capacity of the site would be insufficient to provide for the provision of local services in this location and appropriate traffic calming and pedestrian links to Bridgnorth.</p> <p>Whilst the site is associated with a Principal Centre in close proximity to the Black Country and with good highway links between the two areas, due to its size it is unlikely that in isolation it could accommodate a meaningful component of the proposed contribution to the unmet development needs forecast to arise within the Black Country.</p> <p>The site generally has good vehicular access potential. However there will be a need to undertake works to road infrastructure to ensure that it is appropriate to support the development.</p> <p>The site is located within the Green Belt. The NPPF specifies that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, before concluding that such circumstances exist all other reasonable options should be examined fully.</p> <p>The site has grade 3 agricultural land quality. This is amongst the best and most versatile.</p> <p>Development of the site is also compromised by its amenity value and the role of open space will need to be taken into account.</p> <p>Site formally part of RAF Bridgnorth and formerly included part of Bridgnorth racecourse.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Waste water treatment capacity.</p> <p>A range of community services and infrastructure as part of a large scale planned mixed-use development.</p> <p>Separation distance and appropriate residential amenity protection measures.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Open space linkage to Stanmore Country Park</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Retain as Green Belt</p>
<p>Reasoning</p>	<p>The site is more closely associated with the built form of The Hobbins than Bridgnorth. It is some distance from the built form of Bridgnorth, separated physically and functionally by agricultural land and the Hermitage Ridge. The size and capacity of the site would be insufficient to provide for the provision of local services in this location and appropriate traffic calming and pedestrian links to Bridgnorth.</p> <p>The site is located within the Green Belt. The NPPF specifies that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, before concluding that such circumstances exist all other reasonable options should be examined fully. An alternative site has been identified which is not located within the Green Belt and could achieve much of the development needs and aspirations for Bridgnorth through a comprehensive and sustainable development. This site is of sufficient scale that it can deliver appropriate traffic calming and pedestrian links into the town and extensive on site services and facilities to serve its new community.</p> <p>Assessment of the site in combination with adjoining sites is summarised separately within this assessment.</p> <p>Whilst the site's location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>

Further Main Modifications Required:	No
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);

Purpose 2 (merging of neighbouring towns);

Purpose 3 (safeguarding countryside from encroachment);

Purpose 4 (preserving setting/character of historic towns); and

Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

***Green Belt Purposes (where applicable):**

<i>Ecology Comments Management of Constraints:</i>	Please see sites P54, P56, P58a, STC002, STC005 and STC006
<i>Ecology Comments Opportunities:</i>	Please see sites P54, P56, P58a, STC002, STC005 and STC006
<i>Heritage Comments Significant Constraints:</i>	Please see sites P54, P56, P58a, STC002, STC005 and STC006
<i>Heritage Comments Other Constraints:</i>	Please see sites P54, P56, P58a, STC002, STC005 and STC006
<i>Heritage Comments Management of Constraints:</i>	Please see sites P54, P56, P58a, STC002, STC005 and STC006
<i>Heritage Comments Opportunities:</i>	Please see sites P54, P56, P58a, STC002, STC005 and STC006
<i>Tree Comments Significant Constraints:</i>	Please see sites P54, P56, P58a, STC002, STC005 and STC006
<i>Tree Comments Other Constraints:</i>	Please see sites P54, P56, P58a, STC002, STC005 and STC006
<i>Tree Comments Management of Constraints:</i>	Please see sites P54, P56, P58a, STC002, STC005 and STC006
<i>Tree Comments Opportunities:</i>	Please see sites P54, P56, P58a, STC002, STC005 and STC006
<i>Public Protection Comments Significant Constraints:</i>	Please see sites P54, P56, P58a, STC002, STC005 and STC006
<i>Public Protection Comments Other Constraints:</i>	Please see sites P54, P56, P58a, STC002, STC005 and STC006
<i>Public Protection Comments Management of Constraints:</i>	Please see sites P54, P56, P58a, STC002, STC005 and STC006
<i>Public Protection Comments Opportunities:</i>	Please see sites P54, P56, P58a, STC002, STC005 and STC006
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Please see sites P54, P56, P58a, STC002, STC005 and STC006
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Please see sites P54, P56, P58a, STC002, STC005 and STC006
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Please see sites P54, P56, P58a, STC002, STC005 and STC006
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Please see sites P54, P56, P58a, STC002, STC005 and STC006
Relationship to the Black Country	The site is located to the east of Bridgnorth. Bridgnorth is located in south-east Shropshire, an area with a strong functional relationship to the Black Country. Bridgnorth has strong highway transport links to the Black Country (approximately 14 miles away) via the A458 corridor. The nearest railway stations to Bridgnorth are at Telford, Albrighton and Shifnal. These would require some other form of transport to access them.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Bridgnorth's proximity and strong highway links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

<p>Strategic Considerations:</p>	<p>This site consists of a series of sites (P54 (part), P56 (part), P58a, STC002, STC005 and STC006) which were in combination consulted upon as a preferred site allocation within the Preferred Sites consultation in late 2018/early 2019), although the specific extent of the site is somewhat reduced from that previously identified as a preferred site allocation, to exclude areas of Stanmore Country Park.</p> <p>This site represents a very large site located to the East of Bridgnorth. The site has the potential to deliver a new sustainable urban extension incorporating the credentials of a garden village development. The site could provide a mix of housing which would contribute to meeting local needs, opportunities for expansion of a very successful employment site, community facilities within a new local centre to support the new community and extensive green infrastructure. The components of the site generally have good vehicular access potential. However there will be a need to undertake works to road infrastructure to ensure that it is appropriate to support the development.</p> <p>The size of this site and its location associated with a Principal Centre in close proximity to the Black Country and with good highway links between the two areas, means that it could accommodate a portion of the proposed contribution to the unmet development needs forecast to arise within the Black Country.</p> <p>The site occupies a rural setting and is physically and functionally separated from the development boundary and built form of Bridgnorth by the Hermitage Ridge (and associated ancient woodland). Due to the scale of the site it has the potential to provide on site services and facilities to serve existing and new communities. The provision of pedestrian and cycle links between the site and the existing built form of Bridgnorth will require very careful consideration due to the presence of the Hermitage Ridge and associated ancient woodland. The site also offers the potential to provide a park and ride on the site, which would provide a level of mitigation.</p> <p>The site is located within the Green Belt. The NPPF specifies that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, before concluding that such circumstances exist all other reasonable options should be examined fully. The Green Belt Assessment indicates that the parcels which cover the site: perform a weak contribution to purpose 2; a moderate (P54 and P58) and strong (P56 and P57) contribution against purpose 3; and makes no (P54, P57 and P58) and weak (P56) contribution against purpose 4.</p> <p>The Green Belt Review indicates that release of these parcels would have the following levels of harm to the Green Belt: moderate (P58a, STC002, STC005 and STC006), moderate-high (P56) and high (P54).</p> <p>Much of the site has grade 2 agricultural land quality. This is amongst the best and most versatile.</p> <p>Parts of the site are located within the 1 in 1,000 surface water flood risk zone. The site is of sufficient scale that development could be excluded from these elements of the site and a comprehensive development still achieved.</p> <p>The site is primarily located outside of identified source protection zones, although much of the most easterly element of the site, understood to be proposed exclusively for employment development as an expansion of Stanmore Industrial Estate, is located within Source Protection Zone 3. However, it is considered that this issue could be managed through appropriate design and construction of development.</p> <p>The majority of the site is located within a landscape parcel which has medium landscape and visual sensitivity to housing and employment. A very small portion of the most easterly element of the site, understood to be proposed exclusively for employment development as an expansion of Stanmore Industrial Estate, has medium-high landscape and visual sensitivity to housing and high landscape and visual sensitivity to employment.</p> <p>The site lies immediately adjacent to ancient woodland, which runs along Hermitage Ridge to the west of the site between it and the existing form of Bridgnorth. Design and layout will need to give these factors due consideration.</p> <p>Parts of the site are located within an environmental network, mainly along site boundaries, although the entirety of STC002 is located within an environmental network. There are also wooded areas within the site and may be protected species and priority habitats on site. Design and layout will need to give these factors due consideration.</p> <p>The site contains part of and parts are in proximity of The Hermitage Scheduled Monument. Development would need to avoid this area and a suitable buffer. The site contains a number of other heritage assets which should be appropriately managed. Due to its size is likely to have archaeological potential.</p> <p>The site is close to sources of road and commercial noise and potential future noise from other commercial uses on the employment land proposed within the site promotion itself. However, it is considered that this can be managed through design and layout of the development and use of green infrastructure buffering.</p> <p>Given the scale of the site it is important to ensure that necessary supporting infrastructure is provided.</p> <p>Air quality in Bridgnorth is a consideration.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>A new local centre to provides retail and community uses.</p> <p>A new community centre.</p> <p>A park and ride.</p> <p>Primary school.</p> <p>Pedestrian and cyclist infrastructure on the site and from the site into Bridgnorth. This will need to positively respond to the presence of ancient woodland and the gradient between the site and the town.</p> <p>Necessary improvements to road infrastructure.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Significant open space and green infrastructure on the site.</p> <p>Improvements to Stanmore Country Park.</p> <p>SUDs and water treatment facilities.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>

Recommendation	Retain the majority of the site as Green Belt. Allocate two of the component sites (P58a and STC002) specifically for extensions to Stanmore Industrial Estate.
Reasoning	<p>The site adjoins ancient woodland along Hermitage Ridge. This ridge also creates physical and functional separation between the site and the built form of Bridgnorth. Whilst it is considered that provision of a new local centre and park and ride on the site would contribute to mitigation, the ability to provide effective pedestrian and cycle links are more complex due to the gradient and presence of ancient woodland along Hermitage Ridge.</p> <p>The site contains part of and parts of the site are in proximity of The Hermitage Scheduled Monument.</p> <p>The site is located within the Green Belt. The NPPF specifies that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, before concluding that such circumstances exist all other reasonable options should be examined fully. An alternative site has been identified which is not located within the Green Belt and could achieve much of the development needs and aspirations for Bridgnorth through a comprehensive and sustainable development. This site is of sufficient scale that it can deliver appropriate traffic calming and pedestrian links into the town and extensive on site services and facilities to serve its new community.</p> <p>It is understood that this site has been superseded by BRD032 a Revised Stanmore Garden Village proposal. The Framework places a responsibility on the Local Planning Authority to devise an appropriate strategy for the area, taking into account the reasonable alternatives, and based on proportionate evidence. It is considered that either BRD032 the Revised Stanmore Garden Village proposal or BRD030 the Tasley Garden Village proposal could provide for the scale of growth proposed for the town over the long term to 2038. Within this context it is considered appropriate to provide a detailed overview of the competing planning considerations between the two options, and to show the weight that has been afforded to these competing considerations. In this way this assessment can be viewed as providing the planning balance between the two competing proposed 'Garden Village' proposals and a transparent and reasoned explanation as to why one has been preferred over the other. A summary of this assessment is provided within the Bridgnorth Development Options Assessment (July 2021 Update), provided as part of the evidence base for the Local Plan Review.</p> <p>However, Stanmore Industrial Estate which is inset in the Green Belt is a very successful employment site and represents a centre of excellence for engineering and advanced manufacturing. In order to provide for the medium and long term growth of the Industrial Estate, it is considered appropriate to identify further land for its expansion, which will complement proposals for housing and employment provision elsewhere in Bridgnorth. This can only be achieved through the release of some land from the Green Belt. Removing land from the Green Belt is subject to identification of exceptional circumstances, this will be detailed within a Green Belt: Exceptional Circumstances Statement.</p> <p>A small part of P58a is located within the 1 in 1,000 surface flood risk zone, the site is of sufficient size to address this constraint. Sites P58a and STC002 are well related to the built form of Stanmore Industrial Estate and as such represent opportunities for the expansion of the site. As extensions of Stanmore Industrial Estate they will be accessed through the existing access (subject to necessary improvements). Much of P58a is located within Source Protection Zone 3. The design of development on these elements of the site can manage this constraint. STC002 forms part of an environmental network. The design, layout and quantum of development can reflect this and seek to ensure provision of green corridors linked to Stanmore Country Park. A small portion of P58a has high landscape and visual sensitivity to employment. High quality design and layout can reduce any visual impact. Design and layout of development will need to mitigate any noise and visual impact on The Hobbins and other nearby residential properties.</p> <p>Whilst the site's size and location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p>
Further Main Modifications Required:	No
If proposed for Allocation, Potential Capacity:	

Shropshire Local Plan

Additional Sustainability Appraisal Report: Appendix 5

Updated Stage 3 Site Assessment:
Broseley Key Centre



Site Assessment - Stage 3 Updated	
Site Reference:	BRO004
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium-Low 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>	
<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>	Via Rough La / Collins Cl
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Assumes vehicular access would not be via Pound La.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	21
<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	EclA required. Bat potential in mature trees and also notable species recorded nearby that are likely to forage over this area given 'wide' character. Retain mature trees and hedges in landscaping as part of corridor. Northern portion is within Environmental Network and also identified as potentially priority habitat which would require survey between May and end of August.
<i>Ecology Comments Management of Constraints:</i>	Protected species mitigation and enhancement. Retain and enhance all hedgerows on boundaries. Retain mature trees in field. Enhance and restore Env. Network to north and west in accordance with CS17 Environmental Networks and MD12. Extend the network to the south along the east boundary

<i>Ecology Comments Opportunities:</i>	Enhancement of the network to the east and south. Also greenspace provision should be accessible to existing housing to the west who currently don't have much Accessible Natural Greenspace. See also standard list of opportunities.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	HER indicates that eastern side of site previously formed part of the Dunge Colliery and associated coal workings (HER PRN 07285). N part of the site also formed part of the Broseley Tileries (HER PRN 04631) and is crossed by the former course of an early tramway (HER PRN 07287). Site therefore holds archaeological interest.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological Desk Based Assessment + evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	hedgerows and trees to site boundary and trees and scrub internal to 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 enhance tree cover in association with future development.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Contaminated land possible due to past mining operations and historic railway line crossing the site.
<i>Public Protection Comments Management of Constraints:</i>	Remediation possible.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal:	Good
Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:	Good
Relationship to the Black Country	The site is located to the east of Broseley. Broseley is located in eastern Shropshire, an area with a functional relationship to the Black Country. Broseley is some distance from a strategic corridor to the Black Country and linked to these corridors primarily by B-roads. The nearest railway stations to Broseley are at Telford and Shifnal. Both would likely require some other form of transport to access them.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	This site is of a sufficient scale that it could contribute to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, the scale and accessibility of Broseley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country.
Strategic Considerations:	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations. The site is some distance from strategic corridors linking to the Black Country and links to these corridors are primarily via B-roads. This site is of a sufficient scale that it could contribute to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, the scale and accessibility of Broseley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country.

Known Infrastructure Requirements to make Development Suitable in Planning Terms:	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations.
Potential for Allocation?	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations.
Recommendation	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations.
Reasoning	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations. This site is of a sufficient scale that it could contribute to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, the scale and accessibility of Broseley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions. Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire. The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.
Further Main Modifications Required:	No
If proposed for Allocation, Potential Capacity:	N/A
If proposed for Allocation Design Requirements:	N/A

Site Assessment - Stage 3 Updated	
Site Reference:	BRO007
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	No
<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>	6%
<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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (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>	Using current field access / Bridleway
<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. But suitable visibility and access road width may not be achieved via the current bridleway access onto Dark Lane without acquiring 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):	23
<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	EclA required. Grassland has been identified as potentially of UK Priority status. Haycop Local Wildlife Site is adjacent and has significant fungi species and also Dingy Skipper (UK Priority Species). Both of which could also be found on this site.
<i>Ecology Comments Management of Constraints:</i>	Protected species mitigation and enhancement. Retain and enhance all hedgerows on boundaries. Enhance and restore Env. Network surrounding most of site in accordance with CS17 Environmental Networks and MD12. Extend the network to the south along the east boundary

<i>Ecology Comments Opportunities:</i>	Suggest green/brown roofs as habitat for priority butterflies and moths and to reduce surface water run-off. Avoid topsoil on open space where possible. Use 'green hay' technique for seeding any grassland - ideally using hay from nearby Enhance woodland edge as part of open space requirement and buffer woodland and scrub with most enhancements being to the north east adjacent to the Wildlife Site. See also standard list of opportunities.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site located adjacent to former Clench Acre Mine (HER PRN 32987), so has some archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological Desk Based Assessment + ?evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	site surrounded by trees and continuous with wider network of woodland.
<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.
<i>Public Protection Comments Significant Constraints:</i>	None
<i>Public Protection Comments Other Constraints:</i>	Possible land contamination.
<i>Public Protection Comments Management of Constraints:</i>	Remediation available.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal:	Good
Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:	Good
Relationship to the Black Country	The site is located to the east of Broseley. Broseley is located in eastern Shropshire, an area with a functional relationship to the Black Country. Broseley is some distance from a strategic corridor to the Black Country and linked to these corridors primarily by B-roads. The nearest railway stations to Broseley are at Telford and Shifnal. Both would likely require some other form of transport to access them.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	The scale and accessibility of Broseley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country. Furthermore, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution to the unmet housing or employment needs of the Black Country.
Strategic Considerations:	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations. The site is some distance from strategic corridors linking to the Black Country and links to these corridors are primarily via B-roads. The scale and accessibility of Broseley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country. Furthermore, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution to the unmet housing or employment needs of the Black Country.

Known Infrastructure Requirements to make Development Suitable in Planning Terms:	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations.
Potential for Allocation?	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations.
Recommendation	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations.
Reasoning	<p>A Neighbourhood Plan is being prepared for Broseley. This Neighbourhood Plan includes housing and employment allocations.</p> <p>The scale and accessibility of Broseley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country. Furthermore, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution to the unmet housing or employment needs of the Black Country. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
Further Main Modifications Required:	No
If proposed for Allocation, Potential Capacity:	N/A
If proposed for Allocation Design Requirements:	N/A

Site Assessment - Stage 3 Updated	
Site Reference:	BRO010
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	No
<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>	19%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	34%
<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 within 20m of a detailed river network:</i>	24%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Very High
<i>Visual Impact Considerations: (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>	Via Cherrybrook 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>	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):	21
<i>Ecology Comments Significant Constraints:</i>	Only reduced numbers of housing possible as protection of Environmental Network unlikely to be fully possible in open space provision.
<i>Ecology Comments Other Constraints:</i>	Much of site appears to be woodland, scrub or potential priority open habitat of some kind. Two ponds are present nearby. Environmental Network covers much of site.
<i>Ecology Comments Management of Constraints:</i>	Reduced numbers of housing as protection of Environmental Network unlikely to be fully possible in open space provision. Protected species mitigation and enhancement. Very likely to have reptiles on site in the open areas near paths. Buffers would be needed to the pond and the woodland areas leaving very little for development

<i>Ecology Comments Opportunities:</i>	Use open space provision to provide biodiversity enhancements in woodland and open habitat. Avoid topsoil on open space where possible. Suggest green/brown roofs and reduce surface water run-off. See also standard list of opportunities.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Western side of site contains former mine workings (HER PRN 32861) and therefore hold archaeological interest
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological Desk Based Assessment + evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	site is covered in trees and scrub and connects to adjoining and wider woodland network.
<i>Tree Comments Other Constraints:</i>	
<i>Tree Comments Management of Constraints:</i>	
<i>Tree Comments Opportunities:</i>	
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Possible land contamination. Possible noise etc from factories to the south.
<i>Public Protection Comments Management of Constraints:</i>	Remediation available. Potential to mitigate noise by location of dwellings, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal:	Good
Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:	Good
Relationship to the Black Country	The site is located to the north of Broseley. Broseley is located in eastern Shropshire, an area with a functional relationship to the Black Country. Broseley is some distance from a strategic corridor to the Black Country and linked to these corridors primarily by B-roads. The nearest railway stations to Broseley are at Telford and Shifnal. Both would likely require some other form of transport to access them.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	The scale and accessibility of Broseley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country. Furthermore, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution to the unmet housing or employment needs of the Black Country.
Strategic Considerations:	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. The Neighbourhood Plan allocates this site for employment development. This Neighbourhood Plan also includes a housing allocation. The site is some distance from strategic corridors linking to the Black Country and links to these corridors are primarily via B-roads. The scale and accessibility of Broseley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country. Furthermore, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution to the unmet housing or employment needs of the Black Country.

Known Infrastructure Requirements to make Development Suitable in Planning Terms:	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. The Neighbourhood Plan allocates this site for employment development. This Neighbourhood Plan also includes a housing allocation. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. The Neighbourhood Plan allocates this site for employment development. This Neighbourhood Plan also includes a housing allocation. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. The Neighbourhood Plan allocates this site for employment development. This Neighbourhood Plan also includes a housing allocation.
Potential for Allocation?	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. The Neighbourhood Plan allocates this site for employment development. This Neighbourhood Plan also includes a housing allocation.
Recommendation	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. The Neighbourhood Plan allocates this site for employment development. This Neighbourhood Plan also includes a housing allocation.
Reasoning	A Neighbourhood Plan is being prepared for Broseley. The Neighbourhood Plan allocates this site for employment development. This Neighbourhood Plan also includes a housing allocation. The scale and accessibility of Broseley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country. Furthermore, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution to the unmet housing or employment needs of the Black Country. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions. Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire. The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.
Further Main Modifications Required:	No
If proposed for Allocation, Potential Capacity:	N/A
If proposed for Allocation Design Requirements:	N/A

Site Assessment - Stage 3 Updated	
Site Reference:	BRO011
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	No
<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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Very High
<i>Visual Impact Considerations: (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>	
<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>	Given scale of development
<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):	14
<i>Ecology Comments Significant Constraints:</i>	Only reduced numbers of housing possible as protection of Environmental Network unlikely to be fully possible in open space provision.
<i>Ecology Comments Other Constraints:</i>	Much of site appears to be woodland / scrub and potentially priority habitat. Half the site is currently in the Environmental Network and the rest (which arguably should also be) is an area Tree Preservation Order. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12. Protected species mitigation and enhancement. A pond is present to the west which would require survey for newts.
<i>Ecology Comments Management of Constraints:</i>	Reduced numbers of housing as protection of Environmental Network unlikely to be fully possible in open space provision. Protected species mitigation and enhancement. Buffers would be needed to the pond and the woodland areas leaving very little for development

<i>Ecology Comments Opportunities:</i>	Use open space provision to provide biodiversity enhancements in woodland and open habitat. Avoid topsoil on open space where possible. Suggest green/brown roofs and reduce surface water run-off. See also standard list of opportunities.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site located within Broseley Conservation Area and setting of the Ironbridge Gorge World Heritage Site. Former coal workings (HER PRN 31083) and a tramway (HER PRN 31082) present on site, so hold archaeological interest.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological Desk Based Assessment + evaluation; impact on character and appearance of CA and settings of WHS). High quality design for residential or employment development necessary to minimise any impacts on the setting of the CA.
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	site is covered in coppice and other woodland, part of which is subject to a TPO. It connects to the woodland of Ironbridge Gorge
<i>Tree Comments Other Constraints:</i>	
<i>Tree Comments Management of Constraints:</i>	
<i>Tree Comments Opportunities:</i>	
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Possible land contamination.
<i>Public Protection Comments Management of Constraints:</i>	Remediation available but mining shaft on site which could cause stability issues etc (outside my remit but worth noting).
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal:	Poor
Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:	Poor
Relationship to the Black Country	The site is located to the north of Broseley. Broseley is located in eastern Shropshire, an area with a functional relationship to the Black Country. Broseley is some distance from a strategic corridor to the Black Country and linked to these corridors primarily by B-roads. The nearest railway stations to Broseley are at Telford and Shifnal. Both would likely require some other form of transport to access them.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	The scale and accessibility of Broseley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country. Furthermore, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution to the unmet housing or employment needs of the Black Country.
Strategic Considerations:	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations. The site is some distance from strategic corridors linking to the Black Country and links to these corridors are primarily via B-roads. The scale and accessibility of Broseley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country. Furthermore, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution to the unmet housing or employment needs of the Black Country.

Known Infrastructure Requirements to make Development Suitable in Planning Terms:	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations.
Potential for Allocation?	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations.
Recommendation	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations.
Reasoning	<p>A Neighbourhood Plan is being prepared for Broseley. The Neighbourhood Plan allocates this site for employment development.</p> <p>This Neighbourhood Plan also includes a housing allocation.</p> <p>The scale and accessibility of Broseley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country. Furthermore, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution to the unmet housing or employment needs of the Black Country. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
Further Main Modifications Required:	No
If proposed for Allocation, Potential Capacity:	N/A
If proposed for Allocation Design Requirements:	N/A

Site Assessment - Stage 3 Updated	
Site Reference:	BRO012
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	No
<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>	10%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	12%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	17%
<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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium-Low
<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>	
<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. Suitability of access will need to be checked by probably OK given small scale of development
<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>	None
<i>Ecology Comments Other Constraints:</i>	EclA required. Most of site is within the Environmental Network. Bat potential in mature trees. Retain mature trees and hedges in landscaping as part of corridor, any open space to be adjacent to and enhance Env. Network.
<i>Ecology Comments Management of Constraints:</i>	Reduced numbers of housing as protection of Environmental Network and retention of mature trees unlikely to be fully possible in open space provision

<i>Ecology Comments Opportunities:</i>	Avoid topsoil on open space where possible. Use 'green hay' technique for seeding any grassland - ideally using hay from the nearby. Protect, enhance and restore Env. Network. See also standard list of opportunities.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site located within Broseley Conservation Area and may fall within the settings of a number of the Grade II listed buildings in the vicinity . HER indicates the earthwork and below ground remains of post-medieval coal workings may be present across much the site (HER PRNs 04565 &0728), so site may hold archaeological interest.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological Desk Based Assessment; impact on character and appearance of CA and settings of LBs). High quality design for residential or employment development necessary to minimise any impacts on the setting of the CA.
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	numerous trees spread across most of site
<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>	
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Noise from road to the north of the site.
<i>Public Protection Comments Management of Constraints:</i>	Potential to mitigate noise by location of dwellings, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal:	Good
Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:	Good
Relationship to the Black Country	The site is located to the west of Broseley. Broseley is located in eastern Shropshire, an area with a functional relationship to the Black Country. Broseley is some distance from a strategic corridor to the Black Country and linked to these corridors primarily by B-roads. The nearest railway stations to Broseley are at Telford and Shifnal. Both would likely require some other form of transport to access them.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	The scale and accessibility of Broseley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country. Furthermore, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution to the unmet housing or employment needs of the Black Country.
Strategic Considerations:	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations. The site is some distance from strategic corridors linking to the Black Country and links to these corridors are primarily via B-roads. The scale and accessibility of Broseley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country. Furthermore, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution to the unmet housing or employment needs of the Black Country.

Known Infrastructure Requirements to make Development Suitable in Planning Terms:	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations.
Potential for Allocation?	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations.
Recommendation	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations.
Reasoning	<p>A Neighbourhood Plan is being prepared for Broseley. The Neighbourhood Plan allocates this site for employment development.</p> <p>This Neighbourhood Plan also includes a housing allocation.</p> <p>The scale and accessibility of Broseley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country. Furthermore, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution to the unmet housing or employment needs of the Black Country. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
Further Main Modifications Required:	No
If proposed for Allocation, Potential Capacity:	N/A
If proposed for Allocation Design Requirements:	N/A

Site Assessment - Stage 3 Updated	
Site Reference:	BRO024
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	No
<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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium-Low
<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>	
<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. Suitability of access will need to be checked by probably OK given small scale of development
<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>	None
<i>Ecology Comments Other Constraints:</i>	EclA required. All the site is within the Environmental Network. Bat potential in mature trees. Retain mature trees and hedges in landscaping as part of corrido. The grassland shows promise so would require survey between May and end of August.
<i>Ecology Comments Management of Constraints:</i>	Reduced numbers of housing as protection of Environmental Network and retention of mature trees unlikely to be fully possible in open space provision

<i>Ecology Comments Opportunities:</i>	Avoid topsoil on open space where possible. Use 'green hay' technique for seeding any grassland - ideally using hay from the nearby. Protect, enhance and restore Env. Network. See also standard list of opportunities.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site located within Broseley Conservation Area and may fall within the settings of a number of the Grade II listed buildings in the vicinity . HER indicates the earthwork and below ground remains of post-medieval coal workings may be present across much the site (HER PRNs 04565 &0728), so site may hold archaeological interest.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological Desk Based Assessment; impact on character and appearance of CA and settings of LBs). High quality design for residential or employment development necessary to minimise any impacts on the setting of the CA.
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	relatively small site with numerous trees
<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>	
<i>Public Protection Comments Significant Constraints:</i>	None
<i>Public Protection Comments Other Constraints:</i>	None
<i>Public Protection Comments Management of Constraints:</i>	None required.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal:	Fair
Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:	Fair
Relationship to the Black Country	The site is located to the west of Broseley. Broseley is located in eastern Shropshire, an area with a functional relationship to the Black Country. Broseley is some distance from a strategic corridor to the Black Country and linked to these corridors primarily by B-roads. The nearest railway stations to Broseley are at Telford and Shifnal. Both would likely require some other form of transport to access them.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	The scale and accessibility of Broseley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country. Furthermore, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution to the unmet housing or employment needs of the Black Country.
Strategic Considerations:	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations. The site is some distance from strategic corridors linking to the Black Country and links to these corridors are primarily via B-roads. The scale and accessibility of Broseley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country. Furthermore, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution to the unmet housing or employment needs of the Black Country.

Known Infrastructure Requirements to make Development Suitable in Planning Terms:	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations.
Potential for Allocation?	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations.
Recommendation	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations.
Reasoning	<p>A Neighbourhood Plan is being prepared for Broseley. The Neighbourhood Plan allocates this site for employment development.</p> <p>This Neighbourhood Plan also includes a housing allocation.</p> <p>The scale and accessibility of Broseley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country. Furthermore, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution to the unmet housing or employment needs of the Black Country. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
Further Main Modifications Required:	No
If proposed for Allocation, Potential Capacity:	N/A
If proposed for Allocation Design Requirements:	N/A

Site Assessment - Stage 3 Updated	
Site Reference:	BRO027
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	No
<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>	2%
<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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium-Low
<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>	Assumed via Bridgnorth 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>	
<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):	22
<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	Potential grassland interest. Entire area is corridor habitat between two core areas and the habitat is listed as nearly priority habitat. But it might be better. Some trees in the field and boundaries appear to be mature and could support bats.
<i>Ecology Comments Management of Constraints:</i>	Survey grassland between May and September. Damp area in next door Local Wildlife Site would need survey for potential as a breeding site for Great Crested Newts.

<i>Ecology Comments Opportunities:</i>	Ensure hedgehog friendly development that includes gaps in fence gravel boards, etc. Plan areas of open space that compliment the priority habitats to the west and south. See also standard list of opportunities.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	HER indicates the earthwork and below ground remains of early post-medieval coal workings (bell pits) are present across the site (HER PRN 04565), so site hold archaeological interest.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological Desk Based Assessment + evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	site bordered by hedgerows and trees and connects to large block of 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. Development stand-off to woodland to the south
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to connect to and extend woodland cover to the south.
<i>Public Protection Comments Significant Constraints:</i>	none
<i>Public Protection Comments Other Constraints:</i>	Possible mine shaft on site noted for your information.
<i>Public Protection Comments Management of Constraints:</i>	
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal:	Good
Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:	Good
Relationship to the Black Country	The site is located to the south-west of Broseley. Broseley is located in eastern Shropshire, an area with a functional relationship to the Black Country. Broseley is some distance from a strategic corridor to the Black Country and linked to these corridors primarily by B-roads. The nearest railway stations to Broseley are at Telford and Shifnal. Both would likely require some other form of transport to access them.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	The scale and accessibility of Broseley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country. Furthermore, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution to the unmet housing or employment needs of the Black Country.
Strategic Considerations:	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations. The site is some distance from strategic corridors linking to the Black Country and links to these corridors are primarily via B-roads. The scale and accessibility of Broseley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country. Furthermore, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution to the unmet housing or employment needs of the Black Country.

Known Infrastructure Requirements to make Development Suitable in Planning Terms:	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations.
Potential for Allocation?	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations.
Recommendation	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations.
Reasoning	<p>A Neighbourhood Plan is being prepared for Broseley. The Neighbourhood Plan allocates this site for employment development.</p> <p>This Neighbourhood Plan also includes a housing allocation.</p> <p>The scale and accessibility of Broseley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country. Furthermore, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution to the unmet housing or employment needs of the Black Country. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
Further Main Modifications Required:	No
If proposed for Allocation, Potential Capacity:	N/A
If proposed for Allocation Design Requirements:	N/A

Site Assessment - Stage 3 Updated	
Site Reference:	BRO029
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	No
<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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium-Low
<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>	
<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. Chapel Lane is unsuitable for the additional traffic that is likely to be generated by the development which may potential involve 90 homes.
<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 Chapel Lane / B4375 junction would need to be improved and third party land would be needed.
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 Other Constraints:</i>	EclA required. Surveys for habitats, GCN (in pond 80m to west), Dormice (known records in general area), Badgers (known), Bats, nesting birds, vascular plants, reptiles.. Some Environmental Network crosses site and, with more survey, additional core / priority habitat or corridor could be identified.
<i>Ecology Comments Management of Constraints:</i>	Protected species mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries. Retain mature trees in field. Protect, enhance and restore Env. Network to south and east in accordance with CS17 Environmental Networks and MD12. Reduced numbers of housing as protection of Environmental Network unlikely to be fully possible in open space provision.

<i>Ecology Comments Opportunities:</i>	Use open space provision to provide biodiversity enhancements and access to greenspace for existing housing. Better assess corridor and core environmental network, retain this and enhance where possible. Use 'Green Hay Strewing' technique as best practice for creation of grassland areas. See also standard list of opportunities.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site located within and on the boundary of, and within the setting, of the Broseley Conservation Area. HER indicates the earthwork and below ground remains of early post-medieval coal workings (bell pits) are present across the site (HER PRN 04565), so site hold archaeological interest.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological Desk Based Assessment + evaluation; impact character and appearance on setting of CA). High quality design for residential or employment development necessary to minimise any impacts on the setting of the CA.
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	numerous trees around and within site, particularly areas in the central and northern parts of the site
<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>	
<i>Public Protection Comments Significant Constraints:</i>	None
<i>Public Protection Comments Other Constraints:</i>	None expected
<i>Public Protection Comments Management of Constraints:</i>	None likely
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal:	Good
Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:	Good
Relationship to the Black Country	The site is located to the west of Broseley. Broseley is located in eastern Shropshire, an area with a functional relationship to the Black Country. Broseley is some distance from a strategic corridor to the Black Country and linked to these corridors primarily by B-roads. The nearest railway stations to Broseley are at Telford and Shifnal. Both would likely require some other form of transport to access them.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	This site is of a sufficient scale that it could contribute to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, the scale and accessibility of Broseley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country.
Strategic Considerations:	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations. The site is some distance from strategic corridors linking to the Black Country and links to these corridors are primarily via B-roads. This site is of a sufficient scale that it could contribute to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, the scale and accessibility of Broseley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country.

Known Infrastructure Requirements to make Development Suitable in Planning Terms:	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations.
Potential for Allocation?	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations.
Recommendation	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations.
Reasoning	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations. This site is of a sufficient scale that it could contribute to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, the scale and accessibility of Broseley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions. Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire. The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.
Further Main Modifications Required:	No
If proposed for Allocation, Potential Capacity:	N/A
If proposed for Allocation Design Requirements:	N/A

Site Assessment - Stage 3 Updated	
Site Reference:	BRO030
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	No
<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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Very High
<i>Visual Impact Considerations: (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>	Via Woodlands Close
<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. it would be difficult to justify permitting development (20 homes in this case) that increased the traffic along Woodlands Road and northern section of King Street. This route is very narrow and lacking any footway in places.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	12
<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	Grassland may be of interest but low risk. Low risk of Reptiles on site.
<i>Ecology Comments Management of Constraints:</i>	Simple ecological assessment all that is required (Extended Phase 1).

<i>Ecology Comments Opportunities:</i>	Opportunity to create linking corridor of woodland / hedgerow along eastern boundary to act as stepping stone for woods to north and south. See also standard list of opportunities.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site potentially within setting of Ironbridge Gorge World Heritage Site
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on setting of WHS)
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	single tree near entrance on south western side of site
<i>Tree Comments Management of Constraints:</i>	
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to enhance tree cover in association with future development.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Potential contaminated land conditions required due to off site contamination migrating.
<i>Public Protection Comments Management of Constraints:</i>	Remediation possible.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal:	Fair
Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:	Fair
Relationship to the Black Country	The site is located to the north of Broseley. Broseley is located in eastern Shropshire, an area with a functional relationship to the Black Country. Broseley is some distance from a strategic corridor to the Black Country and linked to these corridors primarily by B-roads. The nearest railway stations to Broseley are at Telford and Shifnal. Both would likely require some other form of transport to access them.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	The scale and accessibility of Broseley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country. Furthermore, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution to the unmet housing or employment needs of the Black Country.
Strategic Considerations:	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations. The site is some distance from strategic corridors linking to the Black Country and links to these corridors are primarily via B-roads. The scale and accessibility of Broseley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country. Furthermore, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution to the unmet housing or employment needs of the Black Country.

Known Infrastructure Requirements to make Development Suitable in Planning Terms:	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations.
Potential for Allocation?	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations.
Recommendation	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations.
Reasoning	<p>A Neighbourhood Plan is being prepared for Broseley. The Neighbourhood Plan allocates this site for employment development.</p> <p>This Neighbourhood Plan also includes a housing allocation.</p> <p>The scale and accessibility of Broseley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country. Furthermore, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution to the unmet housing or employment needs of the Black Country. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
Further Main Modifications Required:	No
If proposed for Allocation, Potential Capacity:	N/A
If proposed for Allocation Design Requirements:	N/A

Site Assessment - Stage 3 Updated	
Site Reference:	BRO031
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	No
<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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium-Low
<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>	
<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. This site would be able to deliver improvements to Floyer Lane. But suitable site access improvements onto Benthall Lane might be difficult to achieve. Access onto Bridge Road could be achieved.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Y. If the site access is on Bridge Road then check would need to be made at the Benthall Lane / Bridge Road junction to ensure it was suitable to carry the additional traffic generated by the 84 home on this development.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	15
<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	EclA required. Surveys for habitats, GCN (in pond 20m to north), Badgers, Bats, nesting birds, vascular plants, reptiles.. Majority of site is in the Environmental Network and, with additional survey, additional core / priority habitat or corridor could be identified. Tree Preservation Orders on several roadside trees on or adjacent to this site. Likely to be key foraging site for bats and birds of prey like Owls and Kestrel. Anthills in earlier Street View indicates good quality grassland.
<i>Ecology Comments Management of Constraints:</i>	Protected species mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries. Retain mature trees in field. Protect, enhance and restore Env. Network to in accordance with CS17 Environmental Networks and MD12. Reduced numbers of housing as protection of Environmental Network unlikely to be fully possible in open space provision.

<i>Ecology Comments Opportunities:</i>	Grassland areas appear to have been better at some stage. Opportunities to restore these as part of any open space allocation exists. Green Hay Strewing should be used if this ever happens. Suggest green/brown roofs and reduce surface water run-off. Enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12. Position between two Local Wildlife Sites of similar habitat suggests lots of opportunities to enhance area. See also standard list of opportunities.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site located within Broseley Conservation Area. HER, LIDAR and historic OS maps indicates the earthwork and below ground remains of post-medieval coal workings are present across much the site (HER PRN 07284), so site hold archaeological interest.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological Desk Based Assessment + evaluation; impact on character and appearance of CA). High quality design for residential or employment development necessary to minimise any impacts on the setting of the CA.
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	limited tree and scrub cover 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 enhance tree cover in association with future development.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Mine shafts and associated contamination likely. Potential noise from road.
<i>Public Protection Comments Management of Constraints:</i>	Remediation where necessary for contaminated land. Regulatory Services are not experts in stability aspects related with mine shafts and cannot comment other than to state that a stand off distance may be appropriate. Road noise could be mitigated through location of dwellings, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal:	Fair
Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:	Fair
Relationship to the Black Country	The site is located to the north-west of Broseley. Broseley is located in eastern Shropshire, an area with a functional relationship to the Black Country. Broseley is some distance from a strategic corridor to the Black Country and linked to these corridors primarily by B-roads. The nearest railway stations to Broseley are at Telford and Shifnal. Both would likely require some other form of transport to access them.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	This site is of a sufficient scale that it could contribute to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, the scale and accessibility of Broseley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country.
Strategic Considerations:	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations. The site is some distance from strategic corridors linking to the Black Country and links to these corridors are primarily via B-roads. This site is of a sufficient scale that it could contribute to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, the scale and accessibility of Broseley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country.

Known Infrastructure Requirements to make Development Suitable in Planning Terms:	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations.
Potential for Allocation?	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations.
Recommendation	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations.
Reasoning	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations. This site is of a sufficient scale that it could contribute to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, the scale and accessibility of Broseley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions. Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire. The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.
Further Main Modifications Required:	No
If proposed for Allocation, Potential Capacity:	N/A
If proposed for Allocation Design Requirements:	N/A

Site Assessment - Stage 3 Updated	
Site Reference:	BRO032
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Very High and Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	High and Medium-Low
<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>	
<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. Floyer Lane is unsuitable for the additional traffic that is likely to be generated by the development which may potential involve 72 homes. Third party land would be needed to improve Floyer 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 Floyer Lane / Benthall Lane junction would need to be improved and third party land would be needed.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	14
<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	EclA required. Surveys for habitats (in particular grassland), GCN (pond 15m to north), Badgers, Bats, nesting birds, vascular plants, reptiles (Grass-snake recorded nearby). Old buildings could be used as bird nesting sites, roosts for bats, and hibernation sites for reptiles and amphibians. Top corner of site is in the Environmental Network and, with additional survey, additional core / priority habitat or corridor could be identified. Likely to be key foraging site for bats and birds of prey like Owls and Kestrel.
<i>Ecology Comments Management of Constraints:</i>	Survey grassland between May and September. Protected species mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries. Protect, enhance and restore Env. Network to in accordance with CS17 Environmental Networks and MD12.

<i>Ecology Comments Opportunities:</i>	Retain and improve hedges and hedgerow trees. Retain overgrown areas to north with ruins as hibernation site for amphibians and reptiles. This area of environmental network should be improved. A pond feature should be incorporated. Position between two Local Wildlife Sites of similar habitat suggests lots of opportunities to enhance area. See also standard list of opportunities.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site located on the boundary of, and within the setting, of the Broseley Conservation Area. HER indicates the earthwork and below ground remains of post-medieval clay and ironstone minding remains are present across much the site (HER PRN 33213), so site hold archaeological interest.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological Desk Based Assessment + evaluation; impact on setting of CA). High quality design for residential or employment development necessary to minimise any impacts on the setting of the CA.
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	hedgerows and mature trees to southern and western site 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>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Mine shafts and associated contamination potential on site.
<i>Public Protection Comments Management of Constraints:</i>	Remediation where necessary for contaminated land
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal:	Poor
Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:	Poor
Relationship to the Black Country	The site is located to the north-west of Broseley. Broseley is located in eastern Shropshire, an area with a functional relationship to the Black Country. Broseley is some distance from a strategic corridor to the Black Country and linked to these corridors primarily by B-roads. The nearest railway stations to Broseley are at Telford and Shifnal. Both would likely require some other form of transport to access them.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	This site is of a sufficient scale that it could contribute to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, the scale and accessibility of Broseley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country.
Strategic Considerations:	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations. The site is some distance from strategic corridors linking to the Black Country and links to these corridors are primarily via B-roads. This site is of a sufficient scale that it could contribute to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, the scale and accessibility of Broseley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country.

Known Infrastructure Requirements to make Development Suitable in Planning Terms:	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations.
Potential for Allocation?	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations.
Recommendation	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations.
Reasoning	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations. This site is of a sufficient scale that it could contribute to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, the scale and accessibility of Broseley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions. Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire. The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.
Further Main Modifications Required:	No
If proposed for Allocation, Potential Capacity:	N/A
If proposed for Allocation Design Requirements:	N/A

Site Assessment - Stage 3 Updated	
Site Reference:	BRO036
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium-Low
<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>	
<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. Pound Lane adjacent to site would need to be improved for traffic and pedestrians.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	N. Pound Lane leading to the B4373 and the junction with the B4373 would need to be improved and third party land would be needed. Y. If access can be achieved through the adjacent employment allocation directly onto the B4373.
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 Other Constraints:</i>	Partly within Env. Network. Paddocks to east may be unimproved grassland. Surveys of tightly grazed grasslands are difficult and would require grass to be left to grow before survey. Area of scrub / woodland has interest, could support protected species (including Dormice) and should be in the Env. Network. Area of overgrown grassland to north of this may also have interest in own right and may support reptiles.
<i>Ecology Comments Management of Constraints:</i>	EclA required. Reduced numbers of housing as protection of Environmental Network unlikely to be fully possible in open space provision. Retain mature trees in field. Protect, enhance and restore Env. Network to in accordance with CS17 Environmental Networks and MD12.

<i>Ecology Comments Opportunities:</i>	Retain and improve hedges, hedgerow trees and woodland/ scrub. Grassland area could be improved with more sympathetic management as meadow. See also standard list of opportunities.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	HER indicates that eastern side of site previously formed part of The Dunge Brick and Tile Works (HER PRN 07237) and the associated Dunge Colliery and associated coal workings (HER PRN 07285), so site hold archaeological interest.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological Desk Based Assessment + evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	boundary hedgerows and double internal hedgerow and copse of trees
<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. Incorporate central hedgerows and copse in open space and plant to connect to adjoining hedgerows.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Potential contaminated land from past land use.
<i>Public Protection Comments Management of Constraints:</i>	Remediation likely to be possible for con land.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal:	Fair
Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:	Fair
Relationship to the Black Country	The site is located to the south of Broseley. Broseley is located in eastern Shropshire, an area with a functional relationship to the Black Country. Broseley is some distance from a strategic corridor to the Black Country and linked to these corridors primarily by B-roads. The nearest railway stations to Broseley are at Telford and Shifnal. Both would likely require some other form of transport to access them.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	This site is of a sufficient scale that it could contribute to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, the scale and accessibility of Broseley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country.
Strategic Considerations:	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. The Neighbourhood Plan allocates part of this site for residential development. This Neighbourhood Plan also includes an employment allocation. The site is some distance from strategic corridors linking to the Black Country and links to these corridors are primarily via B-roads. This site is of a sufficient scale that it could contribute to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, the scale and accessibility of Broseley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country.

Known Infrastructure Requirements to make Development Suitable in Planning Terms:	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. The Neighbourhood Plan allocates part of this site for residential development. This Neighbourhood Plan also includes an employment allocation. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. The Neighbourhood Plan allocates part of this site for residential development. This Neighbourhood Plan also includes an employment allocation. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. The Neighbourhood Plan allocates part of this site for residential development. This Neighbourhood Plan also includes an employment allocation.
Potential for Allocation?	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. The Neighbourhood Plan allocates part of this site for residential development. This Neighbourhood Plan also includes an employment allocation.
Recommendation	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. The Neighbourhood Plan allocates part of this site for residential development. This Neighbourhood Plan also includes an employment allocation.
Reasoning	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. The Neighbourhood Plan allocates part of this site for residential development. This Neighbourhood Plan also includes an employment allocation. This site is of a sufficient scale that it could contribute to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, the scale and accessibility of Broseley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions. Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire. The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.
Further Main Modifications Required:	No
If proposed for Allocation, Potential Capacity:	N/A
If proposed for Allocation Design Requirements:	N/A

Site Assessment - Stage 3 Updated	
Site Reference:	BRO037
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	No
<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>	2%
<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>	10%
<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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium-Low
<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>	Currently a bridleway
<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. But suitable visibility and access road width may not be achieved via the current bridleway access onto the B4373 without acquiring 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):	23
<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	Potential grassland interest. Entire area is corridor habitat and close to two core areas. The habitat might be priority habitat. Some trees in the field and boundaries appear to be mature and could support bats. Movement of hedgehogs could be disrupted by any development if poorly planned.
<i>Ecology Comments Management of Constraints:</i>	Survey grassland between May and September. Damp area in nearby Local Wildlife Site would need survey for potential as a breeding site for Great Crested Newts.

<i>Ecology Comments Opportunities:</i>	Ensure hedgehog friendly development that includes gaps in fence gravel boards, etc. Plan areas of open space that compliment the priority habitats to the west and south. See also standard list of opportunities.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	HER indicates the earthwork and below ground remains of early post-medieval coal workings (bell pits) are present across the site (HER PRN 04565), so site hold archaeological interest.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological Desk Based Assessment + evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	boundary trees and copse internal to central 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>	
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Potential contaminated land from past land use.
<i>Public Protection Comments Management of Constraints:</i>	Remediation likely to be possible for con land.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal:	Good
Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:	Good
Relationship to the Black Country	The site is located to the south-west of Broseley. Broseley is located in eastern Shropshire, an area with a functional relationship to the Black Country. Broseley is some distance from a strategic corridor to the Black Country and linked to these corridors primarily by B-roads. The nearest railway stations to Broseley are at Telford and Shifnal. Both would likely require some other form of transport to access them.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	The scale and accessibility of Broseley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country. Furthermore, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution to the unmet housing or employment needs of the Black Country.
Strategic Considerations:	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations. The site is some distance from strategic corridors linking to the Black Country and links to these corridors are primarily via B-roads. The scale and accessibility of Broseley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country. Furthermore, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution to the unmet housing or employment needs of the Black Country.

Known Infrastructure Requirements to make Development Suitable in Planning Terms:	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations.
Potential for Allocation?	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations.
Recommendation	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations.
Reasoning	<p>A Neighbourhood Plan is being prepared for Broseley. The Neighbourhood Plan allocates this site for employment development.</p> <p>This Neighbourhood Plan also includes a housing allocation.</p> <p>The scale and accessibility of Broseley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country. Furthermore, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution to the unmet housing or employment needs of the Black Country. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
Further Main Modifications Required:	No
If proposed for Allocation, Potential Capacity:	N/A
If proposed for Allocation Design Requirements:	N/A

Site Assessment - Stage 3 Updated	
Site Reference:	BRO039
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	No
<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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (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>	
<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):	21
<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	Top field of site is in the Environmental Network. Species found nearby and potentially on site are Hedgehog, Dingy Skipper, Slow-worm, Common Lizard, other butterfly and moth species that have been recorded nearby at The Haycop Local Wildlife Site nearby. Some potential for the same species to occur on the boundaries and also the rough area to the north east of the site.
<i>Ecology Comments Management of Constraints:</i>	EclA required. In particular of edges of site and rough corner at the north east of the site. Boundary trees and hedgerows should be retained where possible. Survey of reptiles over summer (avoiding July and August when possible). A wide buffer to the south where the Haycop Local Wildlife Site is close by. Reduced numbers of housing as protection of Environmental Network unlikely to be fully possible in open space provision.

<i>Ecology Comments Opportunities:</i>	Ensure hedgehog friendly development that includes gaps in fence gravel boards, etc. Plan areas of open space that compliment the priority habitats to the west and south. See also standard list of opportunities.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Large site which included the site of the site of Yew Tree Mine (HER PRN 33000) and therefore has archaeological interest.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological Desk Based Assessment + evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	isolated trees and hedgerows within and around site boundaries. Borders wider woodland network to north and east
<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. Connect to woodland to north and east
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Potential contaminated land from past land use in the area. Possible road noise issues.
<i>Public Protection Comments Management of Constraints:</i>	Remediation likely to be possible for con land. Noise can be mitigated by glazing and orientation of buildings to shelter garden areas
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal:	Good
Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:	Good
Relationship to the Black Country	The site is located to the east of Broseley. Broseley is located in eastern Shropshire, an area with a functional relationship to the Black Country. Broseley is some distance from a strategic corridor to the Black Country and linked to these corridors primarily by B-roads. The nearest railway stations to Broseley are at Telford and Shifnal. Both would likely require some other form of transport to access them.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	This site is of a sufficient scale that it could contribute to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, the scale and accessibility of Broseley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country.
Strategic Considerations:	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations. The site is some distance from strategic corridors linking to the Black Country and links to these corridors are primarily via B-roads. This site is of a sufficient scale that it could contribute to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, the scale and accessibility of Broseley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country.

Known Infrastructure Requirements to make Development Suitable in Planning Terms:	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations.
Potential for Allocation?	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations.
Recommendation	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations.
Reasoning	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations. This site is of a sufficient scale that it could contribute to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, the scale and accessibility of Broseley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions. Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire. The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.
Further Main Modifications Required:	No
If proposed for Allocation, Potential Capacity:	N/A
If proposed for Allocation Design Requirements:	N/A

Site Assessment - Stage 3 Updated	
Site Reference:	BRO040
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (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>	
<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 speed limit has been extended as a result of the Linney Grange development on the opposite side of the Coalport Rd. Planning a shared access point with BRO041 could be considered if both sites progress.
<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):	21
<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	Potential grassland interest including in the wide road verge on north west corner.
<i>Ecology Comments Management of Constraints:</i>	EclA required. Survey grassland between May and September. Include survey of road verge in north west corner. Significant boundary trees are present which should, with hedgerows, be retained where possible.

<i>Ecology Comments Opportunities:</i>	Seek to open up the footpath to the west and combine with open space provision. See also standard list of opportunities.
<i>Heritage Comments Significant Constraints:</i>	N/A
<i>Heritage Comments Other Constraints:</i>	N/A (NB. Condition advised for an archaeological watching brief on a 2015 application)
<i>Heritage Comments Management of Constraints:</i>	Archaeological watching brief condition on any PP
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	hedgerows and mature 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
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to enhance tree cover in association with future development.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Potential contamination from off site sources. Potential road noise.
<i>Public Protection Comments Management of Constraints:</i>	Remediation available. Potential to mitigate noise by location of dwellings, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal:	Fair
Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:	Fair
Relationship to the Black Country	The site is located to the east of Broseley. Broseley is located in eastern Shropshire, an area with a functional relationship to the Black Country. Broseley is some distance from a strategic corridor to the Black Country and linked to these corridors primarily by B-roads. The nearest railway stations to Broseley are at Telford and Shifnal. Both would likely require some other form of transport to access them.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	The scale and accessibility of Broseley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country. Furthermore, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution to the unmet housing or employment needs of the Black Country.
Strategic Considerations:	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations. The site is some distance from strategic corridors linking to the Black Country and links to these corridors are primarily via B-roads. The scale and accessibility of Broseley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country. Furthermore, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution to the unmet housing or employment needs of the Black Country.

Known Infrastructure Requirements to make Development Suitable in Planning Terms:	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations.
Potential for Allocation?	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations.
Recommendation	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations.
Reasoning	<p>A Neighbourhood Plan is being prepared for Broseley. The Neighbourhood Plan allocates this site for employment development.</p> <p>This Neighbourhood Plan also includes a housing allocation.</p> <p>The scale and accessibility of Broseley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country. Furthermore, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution to the unmet housing or employment needs of the Black Country. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
Further Main Modifications Required:	No
If proposed for Allocation, Potential Capacity:	N/A
If proposed for Allocation Design Requirements:	N/A

Site Assessment - Stage 3 Updated	
Site Reference:	BRO041
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	3%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	8%
<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 within 20m of a detailed river network:</i>	21%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (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>	
<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. Existing speed limit on Coalport Road will need to be extended. Planning a shared access point with BRO040 could be considered if both sites progress.
<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>	The area is bisected by Environmental Network that follows the hedge and watercourse across the site. This water course flows into Corbett's Dingle Local Wildlife Site and Ancient Woodland which clearly has implications for drainage. Culverting of watercourses is rarely approved as part of Open Water Consents that would likely be required for this site. Mature in-field and boundary trees are present. The grassland at this site may be of interest.
<i>Ecology Comments Management of Constraints:</i>	EclA required. Survey grassland between May and September. Significant boundary trees are present which should, with hedgerows, be retained where possible. Water course should be built into any design as an open water feature and incorporated into SUDS.

<i>Ecology Comments Opportunities:</i>	In addition to the standard list of opportunities the water course could be enhanced with good design that doesn't rely on culverting. The Environmental Network should be enhanced.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Medium sized site, so may have some archaeological potential
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological Desk Based Assessment +?evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	hedgerows and mature trees around site boundaries 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. Seek to retain internal tree and hedgerow within open space within site
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to enhance tree cover in association with future development.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Potential contamination from off site sources. Potential road noise.
<i>Public Protection Comments Management of Constraints:</i>	Remediation available. Potential to mitigate noise by location of dwellings, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal:	Fair
Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:	Fair
Relationship to the Black Country	The site is located to the east of Broseley. Broseley is located in eastern Shropshire, an area with a functional relationship to the Black Country. Broseley is some distance from a strategic corridor to the Black Country and linked to these corridors primarily by B-roads. The nearest railway stations to Broseley are at Telford and Shifnal. Both would likely require some other form of transport to access them.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	This site is of a sufficient scale that it could contribute to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, the scale and accessibility of Broseley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country.
Strategic Considerations:	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations. The site is some distance from strategic corridors linking to the Black Country and links to these corridors are primarily via B-roads. This site is of a sufficient scale that it could contribute to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, the scale and accessibility of Broseley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country.

Known Infrastructure Requirements to make Development Suitable in Planning Terms:	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations.
Potential for Allocation?	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations.
Recommendation	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations.
Reasoning	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations. This site is of a sufficient scale that it could contribute to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, the scale and accessibility of Broseley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions. Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire. The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.
Further Main Modifications Required:	No
If proposed for Allocation, Potential Capacity:	N/A
If proposed for Allocation Design Requirements:	N/A

Site Assessment - Stage 3 Updated	
Site Reference:	BRO043
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	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 within 20m of a detailed river network:</i>	10%
<i>All or part of the site within a Source Protection Zone:</i>	NO
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (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>	
<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. Existing speed limit on Coalport Road will need to be extended.
<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>	<p>The eastern boundary that follows the hedgerow and watercourse forms an Env. Network corridor. This watercourse flows into Corbetts Dingle Local Wildlife Site and Ancient Woodland, which has implications for drainage. Culverting of watercourses is rarely approved as part of Open Water Consents that would likely be required for this site.</p> <p>Potential grassland interest including in the wide road verge on north west corner. Requires botanical survey, EclA and surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds.</p> <p>Hedgerows, trees and watercourse will need to be buffered.</p>
<i>Ecology Comments Management of Constraints:</i>	<p>Water course should be built into any design as an open water feature and incorporated into SUDS. 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.</p>

<i>Ecology Comments Opportunities:</i>	Seek to open up the footpath to the west and combine with open space provision. The watercourse could be enhanced with good design that doesn't rely on culverting.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Medium sized site, so may have some archaeological potential. Condition advised for an archaeological watching brief on a 2015 application on part of the site.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological Desk Based Assessment +?evaluation). Archaeological watching brief condition on any PP.
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	individual TPO trees around boundary and within site
<i>Tree Comments Other Constraints:</i>	hedgerows and mature trees on site boundaries
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. Seek to retain internal trees within open space within site
<i>Tree Comments Opportunities:</i>	enhance tree cover within site, to deliver net gain for biodiversity.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Site is in area of known coal mining and contaminated land vicinity. Site investigation would be required.
<i>Public Protection Comments Management of Constraints:</i>	
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal:	Fair
Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:	Fair
Relationship to the Black Country	The site is located to the east of Broseley. Broseley is located in eastern Shropshire, an area with a functional relationship to the Black Country. Broseley is some distance from a strategic corridor to the Black Country and linked to these corridors primarily by B-roads. The nearest railway stations to Broseley are at Telford and Shifnal. Both would likely require some other form of transport to access them.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	This site is of a sufficient scale that it could contribute to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, the scale and accessibility of Broseley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country.
Strategic Considerations:	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations. The site is some distance from strategic corridors linking to the Black Country and links to these corridors are primarily via B-roads. This site is of a sufficient scale that it could contribute to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, the scale and accessibility of Broseley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country.

Known Infrastructure Requirements to make Development Suitable in Planning Terms:	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations.
Potential for Allocation?	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations.
Recommendation	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations.
Reasoning	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations. This site is of a sufficient scale that it could contribute to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, the scale and accessibility of Broseley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions. Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire. The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.
Further Main Modifications Required:	No
If proposed for Allocation, Potential Capacity:	N/A
If proposed for Allocation Design Requirements:	N/A

Site Assessment - Stage 3 Updated	
Site Reference:	JKD002
Coal Authority Reference Area?	Yes
Mineral Safeguarding Area?	Yes
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	No
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	0%
Percentage of the site in the 100 year surface flood risk zone:	0%
Percentage of the site in the 1,000 year surface flood risk zone:	0%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	No
Landscape Considerations: (from the LVSS)	Not Assessed
Visual Impact Considerations: (from the LVSS)	Not Assessed
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	Y
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	
Highway Comments - Could the Development Occur Without Off-Site Works?	Y
Highway Comments - Are Envisaged Off-Site Works Achievable?	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	19
Ecology Comments Significant Constraints:	None
Ecology Comments Other Constraints:	All the woodland to the south west is listed as under a TPO. Reptile, badger, bats, nesting birds and even Dormice could be present. The small woodlands may also be of interest. While not listed on our maps the woodland is clearly either corridor or perhaps core habitat in the Environmental Network. The maps will be adjusted accordingly. A reduced number of houses may be required to allow for the network / core habitat and TPO.
Ecology Comments Management of Constraints:	EclA required. The woodland should be surveyed in Spring or early summer to ensure spring flowers are picked up. Reptile survey mats should be installed early in the year or late the previous year to allow reptiles to become used to them. A buffer should be included to the woodland.

<i>Ecology Comments Opportunities:</i>	In addition to the standard list of opportunities the woodland could be enhanced. The Environmental Network should be enhanced and woodland edge habitat promoted. If reptiles are found then ground features that can be used for hibernation and basking should be incorporated into the open space.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site located within Ironbridge Gorge World Heritage Site and Severn Gorge Conservation Area. Site formed part of the Rock Tile Works (HER PRN 07242) and also contains mine workings (HER PRN 07283) , so holds archaeological interest.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological Desk Based Assessment + evaluation; impact on Outstanding Universal Value of WHS and character and appearance of CA). High quality design for residential or employment development necessary to minimise any impacts on the setting of the CA and WHS.
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	Belt of TPO woodland occupies north-west to south-east side of site.
<i>Tree Comments Other Constraints:</i>	trees to north-east site boundary.
<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. Development stand-off from protected woodland.
<i>Tree Comments Opportunities:</i>	
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Potential contamination from historic land use on and in the vicinity of the site. Possible noise impact from industrial estate to the east.
<i>Public Protection Comments Management of Constraints:</i>	Remediation likely to be possible for contaminated land. Potential to mitigate noise by location of dwellings, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal:	Poor
Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:	Poor
Relationship to the Black Country	The site is located to the north-east of Broseley at Jackfield. Broseley is located in eastern Shropshire, an area with a functional relationship to the Black Country. Broseley is some distance from a strategic corridor to the Black Country and linked to these corridors primarily by B-roads. The nearest railway stations to Broseley are at Telford and Shifnal. Both would likely require some other form of transport to access them.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	The scale and accessibility of Broseley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country. Furthermore, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution to the unmet housing or employment needs of the Black Country.
Strategic Considerations:	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations. The site is some distance from strategic corridors linking to the Black Country and links to these corridors are primarily via B-roads. The scale and accessibility of Broseley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country. Furthermore, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution to the unmet housing or employment needs of the Black Country.

Known Infrastructure Requirements to make Development Suitable in Planning Terms:	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations.
Potential for Allocation?	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations.
Recommendation	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations.
Reasoning	<p>A Neighbourhood Plan is being prepared for Broseley. The Neighbourhood Plan allocates this site for employment development.</p> <p>This Neighbourhood Plan also includes a housing allocation.</p> <p>The scale and accessibility of Broseley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country. Furthermore, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution to the unmet housing or employment needs of the Black Country. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
Further Main Modifications Required:	No
If proposed for Allocation, Potential Capacity:	N/A
If proposed for Allocation Design Requirements:	N/A

Site Assessment - Stage 3 Updated	
Site Reference:	JKD003
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	No
<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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Very High
<i>Visual Impact Considerations: (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>	
<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):	19
<i>Ecology Comments Significant Constraints:</i>	none
<i>Ecology Comments Other Constraints:</i>	Site is nearly surrounded by woodland, some of which is within the site. To the east and south this woodland is also within the Ecological Network and is listed as priority habitat. Bats, badgers, nesting birds and Dormice could be present. Other areas of the site may also support reptiles
<i>Ecology Comments Management of Constraints:</i>	EciA required. The woodland should be surveyed in Spring or early summer to ensure spring flowers are picked up. Reptile survey mats should be installed early in the year or late the previous year to allow reptiles to become used to them. A buffer should be included to the woodland.

<i>Ecology Comments Opportunities:</i>	In addition to the standard list of opportunities the woodland could be enhanced. The Environmental Network should be enhanced and woodland edge habitat promoted. If reptiles are found then ground features that can be used for hibernation and basking should be incorporated into the open space.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site located within Ironbridge Gorge World Heritage Site and Severn Gorge Conservation Area. Site formed part of the Rock Tile Works (HER PRN 07242) and also contains mine workings (HER PRN 07283), so holds archaeological interest. ?some of the present buildings on site may be historic industrial buildings.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological Desk Based Assessment + evaluation; ?Level 2 historic building recording; impact on Outstanding Universal Value of WHS and character and appearance of CA). High quality design for residential or employment development necessary to minimise any impacts on the setting of the CA and WHS.
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	site surrounded by mature trees - part of ironbridge gorge woodland network
<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 around periphery of site, in order to create sustainable juxtaposition of houses and trees.
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to enhance tree cover within site, in association with future development.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Contaminated land due to past and existing land uses. Potential noise from industrial site to the east.
<i>Public Protection Comments Management of Constraints:</i>	Remediation likely to be possible for contaminated land. Potential to mitigate noise by location of dwellings, orientation and room layout as well as glazing and boundary treatment. Significant noise mitigation measures likely which may slightly reduce the number of properties possible on site.
<i>Public Protection Comments Opportunities:</i>	Potential to remove potential noise sources for nearby residential properties if this site was developed for residential.
Settlement Conclusion - Stage 2a Sustainability Appraisal:	Poor
Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:	Fair
Relationship to the Black Country	The site is located to the north-east of Broseley at Jackfield. Broseley is located in eastern Shropshire, an area with a functional relationship to the Black Country. Broseley is some distance from a strategic corridor to the Black Country and linked to these corridors primarily by B-roads. The nearest railway stations to Broseley are at Telford and Shifnal. Both would likely require some other form of transport to access them.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	The scale and accessibility of Broseley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country. Furthermore, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution to the unmet housing or employment needs of the Black Country.
Strategic Considerations:	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations. The site is some distance from strategic corridors linking to the Black Country and links to these corridors are primarily via B-roads. The scale and accessibility of Broseley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country. Furthermore, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution to the unmet housing or employment needs of the Black Country.

Known Infrastructure Requirements to make Development Suitable in Planning Terms:	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations.
Potential for Allocation?	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations.
Recommendation	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations.
Reasoning	<p>A Neighbourhood Plan is being prepared for Broseley. The Neighbourhood Plan allocates this site for employment development.</p> <p>This Neighbourhood Plan also includes a housing allocation.</p> <p>The scale and accessibility of Broseley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country. Furthermore, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution to the unmet housing or employment needs of the Black Country. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
Further Main Modifications Required:	No
If proposed for Allocation, Potential Capacity:	N/A
If proposed for Allocation Design Requirements:	N/A

Site Assessment - Stage 3 Updated	
Site Reference:	JKD004
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	No
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	No
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	0%
Percentage of the site in the 100 year surface flood risk zone:	1%
Percentage of the site in the 1,000 year surface flood risk zone:	9%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	No
Landscape Considerations: (from the LVSS)	Very High
Visual Impact Considerations: (from the LVSS)	High
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	B4373
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	Y
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	
Highway Comments - Could the Development Occur Without Off-Site Works?	Y
Highway Comments - Are Envisaged Off-Site Works Achievable?	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	20
Ecology Comments Significant Constraints:	If priority habitats are present then the site should not be developed. If priority habitats not present, boundary vegetation should be retained, enhanced and buffered, reducing developable area.
Ecology Comments Other Constraints:	The site forms an Env. Network corridor. The site may contain priority habitat - botanical survey required. If priority habitats are present then the site should not be developed. Requires botanical survey, Ecla and surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds.
Ecology Comments Management of Constraints:	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. See accompanying document
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site located adjacent to the boundary, and within the setting, of the Ironbridge Gorge World Heritage Site and Severn Gorge Conservation Area. Historic editions of the OS map indicates that at least one mine shaft is present on the site.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on Outstanding Universal Value of WHS and character and appearance of CA; archaeological Desk Based Assessment + ?evaluation). High quality design for development necessary to minimise any impacts on the setting of the CA and WHS.
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	abuts conservation area to the east.
<i>Tree Comments Other Constraints:</i>	open rough grassland site with scrubby trees and shrubs mostly around the perimeter. Adjoins extensive deciduous woodland to the south and east
<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>	
<i>Public Protection Comments Other Constraints:</i>	Possible contaminated land due to past land use. Possible noise from road to west. Possible stability issues however this steps outside of my remit.
<i>Public Protection Comments Management of Constraints:</i>	Con land remediation likely to be available. Mitigate noise by location (separation distances to the road) of dwellings, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal:	Fair
Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:	Fair
Relationship to the Black Country	The site is located to the north-east of Broseley at Jackfield. Broseley is located in eastern Shropshire, an area with a functional relationship to the Black Country. Broseley is some distance from a strategic corridor to the Black Country and linked to these corridors primarily by B-roads. The nearest railway stations to Broseley are at Telford and Shifnal. Both would likely require some other form of transport to access them.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	The scale and accessibility of Broseley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country. Furthermore, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution to the unmet housing or employment needs of the Black Country.
Strategic Considerations:	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations. The site is some distance from strategic corridors linking to the Black Country and links to these corridors are primarily via B-roads. The scale and accessibility of Broseley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country. Furthermore, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution to the unmet housing or employment needs of the Black Country.

Known Infrastructure Requirements to make Development Suitable in Planning Terms:	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations.
Potential for Allocation?	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations.
Recommendation	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations.
Reasoning	<p>A Neighbourhood Plan is being prepared for Broseley. The Neighbourhood Plan allocates this site for employment development.</p> <p>This Neighbourhood Plan also includes a housing allocation.</p> <p>The scale and accessibility of Broseley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country. Furthermore, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution to the unmet housing or employment needs of the Black Country. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
Further Main Modifications Required:	No
If proposed for Allocation, Potential Capacity:	N/A
If proposed for Allocation Design Requirements:	N/A

Site Assessment - Stage 3 Updated	
Site Reference:	JKD004VAR
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	No
<i>Percentage of site in Flood Zone 3:</i>	100%
<i>Percentage of site in Flood Zone 2:</i>	0%
<i>Percentage of site in Flood Zone 1:</i>	0%
<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>	6%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	17%
<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 within 20m of a detailed river network:</i>	20%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Very High
<i>Visual Impact Considerations: (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>	B4373
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Development accessed off B4373 Ironbridge Road, likely to be able to accommodate development, subject to achieving satisfactory access and potential improvements to ironbridge road.
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	y
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	No
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Yes - necessary improvements should be achievable
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	20
<i>Ecology Comments Significant Constraints:</i>	SC Ecology unlikely to support development on this site. The site forms an Environmental Network corridor, due to the presence of woodland and brook. CS17 Environmental Networks applies. Reduced numbers of housing would be required as protection of Environmental Network unlikely to be fully possible in open space provision.
<i>Ecology Comments Other Constraints:</i>	EclA and botanical survey required and surveys for badgers, bats, GCNs, water voles, otters, white-clawed crayfish, nesting birds and reptiles
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancements. Protect, enhance and restore Env. Network in accordance with CS17and MD12

<i>Ecology Comments Opportunities:</i>	Not recommended for inclusion in allocated sites
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site located within/adjoins Ironbridge Gorge World Heritage Site and Severn Gorge Conservation Area. Site contains mine workings (HER PRN 07283), so holds archaeological interest.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological Desk Based Assessment + evaluation; impact on Outstanding Universal Value of WHS and character and appearance of CA). High quality design for residential or employment development necessary to minimise any impacts on the setting of the CA and WHS.
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	site within/adjoins ironbridge / jackfield conservation area and world heritage site and is a natural extension of and buffer to it in terms of habitat and landscape.
<i>Tree Comments Other Constraints:</i>	extensive scrub and mature woodland covering north, east and south of site.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arboricultural Impact Assessment, Tree Protection Plan & Arboricultural Method Statement
<i>Tree Comments Opportunities:</i>	To protect and extend woodland cover and integrate the development into the broader landscape through the sustainable use of existing landscape features. Plan for suitable development stand-off from woodland and links to new planting within the site.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Known noise source to east and north. Contaminated land and mining.
<i>Public Protection Comments Management of Constraints:</i>	Parts of the site may be unsuitable due to proximity to industrial noise sources.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal:	Poor
Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:	Fair
Relationship to the Black Country	The site is located to the north-east of Broseley at Jackfield. Broseley is located in eastern Shropshire, an area with a functional relationship to the Black Country. Broseley is some distance from a strategic corridor to the Black Country and linked to these corridors primarily by B-roads. The nearest railway stations to Broseley are at Telford and Shifnal. Both would likely require some other form of transport to access them.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	This site is of a sufficient scale that it could contribute to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, the scale and accessibility of Broseley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country.
Strategic Considerations:	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations. The site is some distance from strategic corridors linking to the Black Country and links to these corridors are primarily via B-roads. This site is of a sufficient scale that it could contribute to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, the scale and accessibility of Broseley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country.

Known Infrastructure Requirements to make Development Suitable in Planning Terms:	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations.
Potential for Allocation?	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations.
Recommendation	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations.
Reasoning	A Neighbourhood Plan has been prepared for Broseley and was adopted as part of the Development Plan for Shropshire in December 2022. This Neighbourhood Plan includes housing and employment allocations. This site is of a sufficient scale that it could contribute to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, the scale and accessibility of Broseley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions. Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire. The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.
Further Main Modifications Required:	No
If proposed for Allocation, Potential Capacity:	N/A
If proposed for Allocation Design Requirements:	N/A

Shropshire Local Plan

Additional Sustainability Appraisal Report: Appendix 6

Updated Stage 3 Site Assessment:
Highley Key Centre



Site Assessment - Stage 3	
Site Reference:	HNN006
Coal Authority Reference Area?	Yes
Mineral Safeguarding Area?	Yes
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	0%
Percentage of the site in the 100 year surface flood risk zone:	0%
Percentage of the site in the 1,000 year surface flood risk zone:	2%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	No
Landscape Considerations: (from the LVSS)	Medium-Low
Visual Impact Considerations: (from the LVSS)	Medium
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	Assumes access via Jubilee Drive. Netherton Lane also possible but no pedestrian provision and limited potential for improvement.
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	N
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	Given the scale of the site it is unlikely that an access via Jubilee Drive would have sufficient capacity to serve the development. Netherton Lane is very rural in character has no pedestrian provision and limited potential for improvement. Therefore subject to an assessment of Netherton Lane and implementation of any necessary improvements to the north of the site.
Highway Comments - Could the Development Occur Without Off-Site Works?	N
Highway Comments - Are Envisaged Off-Site Works Achievable?	See above
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	19
Ecology Comments Significant Constraints:	
Ecology Comments Other Constraints:	May require botanical survey. Requires EclA and surveys for GCNs (ponds within 500m), bats, dormice, badgers, reptiles and nesting birds.
Ecology Comments Management of Constraints:	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.
Ecology Comments Opportunities:	Use open space provision to provide biodiversity enhancements. Link open space to existing hedgerow systems and Env Network on boundaries.

<i>Heritage Comments</i> <i>Significant Constraints:</i>	
<i>Heritage Comments</i> <i>Other Constraints:</i>	Site lies adjacent to and within the setting of the Highley Conservation Area. Possible effects on the settings of Grade II* St Mary's Church (NHLE ref. 1188722), together with GII Church House (NHLE ref. 1188730). Site would largely remove the spatial separation between the historic settlements of Highley and Netherton. No known archaeological interest but large size of site suggests it may have some archaeological potential.
<i>Heritage Comments</i> <i>Management of Constraints:</i>	Heritage Assessment required with application (Setting of LBs and CA; archaeological DBA + field evaluation [geophysical survey + trial trenching]).
<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 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. Utilise strategic approach to landscape design as part of concept and masterplanning of the scheme
<i>Tree Comments</i> <i>Opportunities:</i>	retain and enhance tree cover within site, as appropriate to deliver net gain for biodiversity. New native woodland creation, as part of a planned network of natural habitats / accessible open space distributed throughout the site.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	A Phase I Desk Study should be undertaken and submitted to support any application on the site. This should identify any potential contamination issues from historical map information and other sources. Highley is a past mining village and it is not unknown for there to be undocumented contamination in such sites.
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	
<i>Public Protection Comments</i> <i>Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal:	Fair
Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:	Good
Relationship to the Black Country	The site is located to the south-west of Highley. Highley is located in south-east Shropshire, an area with a functional relationship to the Black Country. Highley is linked to other settlements solely by B-roads with the nearest notable settlement being Bridgnorth around 4.3 miles to the north. From here, the A458 corridor provides links to the Black Country. The nearest railway station to Highley is in Kidderminster. This would likely require some other form of transport to access.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	This site is of a sufficient scale that it could contribute to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, the scale and accessibility of Highley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country.

Strategic Considerations:	<p>A very large site located to the west of Highley, the site adjoins the built form of the settlement to the north, but is separated in part to the east by another agricultural field.</p> <p>The site could either be accessed via Jubilee Drive (subject to land ownership) or via Netherton Lane. Given the scale of the site it is unlikely that an access via Jubilee Drive would have sufficient capacity to serve the development.</p> <p>Netherton Lane is very rural in character has no pedestrian provision and limited potential for improvement. Any access via Netherton Lane would be subject to an appropriate assessment of its capacity an implementation of any necessary improvements to the north of the site. Given the length and character of the lane north of the site, such improvements would likely involve third party land.</p> <p>Site lies adjacent to and within the setting of the Highley Conservation Area. Possible effects on the settings of Grade II* St Mary's Church and GII Church House.</p> <p>Site would largely remove the spatial separation between the historic settlements of Highley and Netherton. Site may have archaeological interest.</p> <p>The site contains hedgerows and mature trees.</p> <p>The site contains grades 1/2/3 agricultural land. Applying the precautionary principle this is considered best and most versatile agricultural land.</p> <p>Site investigation will be required due to historic coal mining/quarrying activities - stability and contamination.</p> <p>The site is some distance from strategic corridors linking to the Black Country and links to these corridors are primarily via B-roads.</p> <p>This site is of a sufficient scale that it could contribute to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, the scale and accessibility of Highley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country.</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>No</p>
Potential for Allocation?	<p>No</p>
Recommendation	<p>Remain as open countryside.</p>

<p>Reasoning</p>	<p>The site is very large and forms much of the gap between the settlements of Highley and Netherton. The site lies adjacent to and within the setting of the Highley Conservation Area. Possible effects on the settings of Grade II* St Mary's Church and GII Church House.</p> <p>Given the scale of the site it is unlikely that an access via Jubilee Drive would have sufficient capacity to serve the development.</p> <p>Netherton Lane is very rural in character has no pedestrian provision and limited potential for improvement. Any access via Netherton Lane would be subject to an appropriate assessment of its capacity an implementation of any necessary improvements to the north of the site. Given the length and character of the lane north of the site, such improvements would likely involve third party land.</p> <p>There is a preferable site available within the settlement. This site is considered to have strong relationship to the built form of the settlement; benefit from well defined site boundaries; and offer the opportunity to meet the needs of the community.</p> <p>This site is of a sufficient scale that it could contribute to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, the scale and accessibility of Highley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
<p>Further Main Modifications Required:</p>	<p>No</p>
<p>If proposed for Allocation, Potential Capacity:</p>	
<p>If proposed for Allocation Design Requirements:</p>	

Site Assessment - Stage 3	
Site Reference:	HNN010
Coal Authority Reference Area?	Yes
Mineral Safeguarding Area?	Yes
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	0%
Percentage of the site in the 100 year surface flood risk zone:	0%
Percentage of the site in the 1,000 year surface flood risk zone:	0%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	No
Landscape Considerations: (from the LVSS)	Medium-Low
Visual Impact Considerations: (from the LVSS)	Medium
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	via 79 Redstone Drive
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	Y
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	
Highway Comments - Could the Development Occur Without Off-Site Works?	Y
Highway Comments - Are Envisaged Off-Site Works Achievable?	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	23
Ecology Comments Significant Constraints:	None
Ecology Comments Other Constraints:	EclA required. Surveys for GCN (ponds within 500m), Dormice (known records nearby), Badgers, Bats, nesting birds, vascular plants (possible species-rich semi-improved grassland needs botanical survey), reptiles.
Ecology Comments Management of Constraints:	Protected species mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries.
Ecology Comments Opportunities:	Use open space provision to provide biodiversity enhancements and access to greenspace for existing housing to north and east of site. Link open space to existing hedgerow system.

<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site located on boundary, and within the setting of, the Highley Conservation Area. HER indicates that there are archaeological earthworks of a former quarry may exist on the site (HER PRN 30178), so has some archaeological interest.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological desk based assessment + impact on the CA).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	trees and hedges around boundaries and across 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 plant trees and woodland within site
<i>Public Protection Comments Significant Constraints:</i>	None
<i>Public Protection Comments Other Constraints:</i>	None
<i>Public Protection Comments Management of Constraints:</i>	Nothing required
<i>Public Protection Comments Opportunities:</i>	Good site
Settlement Conclusion - Stage 2a Sustainability Appraisal:	Good
Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:	Good
Relationship to the Black Country	The site is located to the south-west of Highley. Highley is located in south-east Shropshire, an area with a functional relationship to the Black Country. Highley is linked to other settlements solely by B-roads with the nearest notable settlement being Bridgnorth around 4.3 miles to the north. From here, the A458 corridor provides links to the Black Country. The nearest railway station to Highley is in Kidderminster. This would likely require some other form of transport to access.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	This site is of a sufficient scale that it could contribute to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, the scale and accessibility of Highley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country.

<p>Strategic Considerations:</p>	<p>The site is closely associated with the built form of Highley. Indeed there is built form to the north, east and south.</p> <p>Whilst it is considered that an access can be achieved (subject to any necessary land ownership agreements regarding the proposed access via 79 Redstone Drive), that traffic associated with the development can be supported at the access point and no off-site works are required. It is understood that there is concern locally about the capacity/constraints of Redstone Drive and the amenity impact resulting from additional usage on Redstone Drive.</p> <p>It is not considered that an access from Witley Gardens to the south of the site is achievable without third party land and this road significantly narrows before it reaches the site and approved development in the southern element of HNN010 would also restrict access. It is also not considered that the access point for this approved development could not serve development of the site.</p> <p>It is understood that the site performs a valuable local recreational use, as it is crossed by a number of paths.</p> <p>The site forms a green link into the built form of the settlement.</p> <p>The site is on the boundary and within the setting of the Highley Conservation Area and may have archaeological interest.</p> <p>The site contains grades 1/2/3 agricultural land. Applying the precautionary principle this is considered best and most versatile agricultural land.</p> <p>Site investigation will be required due to historic coal mining/quarrying activities - stability and contamination.</p> <p>The site is some distance from strategic corridors linking to the Black Country and links to these corridors are primarily via B-roads.</p> <p>This site is of a sufficient scale that it could contribute to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, the scale and accessibility of Highley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Link open space provision to the existing hedgerow system.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Remain as open countryside.</p>

<p>Reasoning</p>	<p>There is a preferable site available within the settlement. This site is considered to have strong relationship to the built form of the settlement; benefit from well defined site boundaries; and offer the opportunity to meet the needs of the community.</p> <p>This site is of a sufficient scale that it could contribute to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, the scale and accessibility of Highley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
<p>Further Main Modifications Required:</p>	<p>No</p>
<p>If proposed for Allocation, Potential Capacity:</p>	
<p>If proposed for Allocation Design Requirements:</p>	

Site Assessment - Stage 3	
Site Reference:	HNN010VARb
Coal Authority Reference Area?	Yes
Mineral Safeguarding Area?	Yes
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	0%
Percentage of the site in the 100 year surface flood risk zone:	0%
Percentage of the site in the 1,000 year surface flood risk zone:	0%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	No
Landscape Considerations: (from the LVSS)	Medium-Low
Visual Impact Considerations: (from the LVSS)	Medium
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	via 79 Redstone Drive
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	Y
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	
Highway Comments - Could the Development Occur Without Off-Site Works?	Y
Highway Comments - Are Envisaged Off-Site Works Achievable?	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	23
Ecology Comments Significant Constraints:	None
Ecology Comments Other Constraints:	Requires botanical survey, EclA and surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds. Hedgerows and trees will need to be buffered.
Ecology Comments Management of Constraints:	Protected and priority species and habitats mitigation and enhancement. Retain and enhance hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
Ecology Comments Opportunities:	

<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site located on boundary, and within the setting of, the Highley Conservation Area. HER indicates that there are archaeological earthworks of a former quarry may exist on the site (HER PRN 30178), so has some archaeological interest.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological desk based assessment + impact on the CA).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	mature trees and hedgerows 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
<i>Tree Comments Opportunities:</i>	enhance tree cover within site, to deliver net gain for biodiversity.
<i>Public Protection Comments Significant Constraints:</i>	None
<i>Public Protection Comments Other Constraints:</i>	None
<i>Public Protection Comments Management of Constraints:</i>	Nothing required
<i>Public Protection Comments Opportunities:</i>	Good site
Settlement Conclusion - Stage 2a Sustainability Appraisal:	Fair
Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:	Good
Relationship to the Black Country	The site is located to the south-west of Highley. Highley is located in south-east Shropshire, an area with a functional relationship to the Black Country. Highley is linked to other settlements solely by B-roads with the nearest notable settlement being Bridgnorth around 4.3 miles to the north. From here, the A458 corridor provides links to the Black Country. The nearest railway station to Highley is in Kidderminster. This would likely require some other form of transport to access.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	This site is of a sufficient scale that it could contribute to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, the scale and accessibility of Highley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country.

<p>Strategic Considerations:</p>	<p>The site is closely associated with the built form of Highley. Indeed there is built form to the north, east and south.</p> <p>Whilst it is considered that an access can be achieved (subject to any necessary land ownership agreements regarding the proposed access via 79 Redstone Drive), that traffic associated with the development can be supported at the access point and no off-site works are required. It is understood that there is concern locally about the capacity/constraints of Redstone Drive and the amenity impact resulting from additional usage on Redstone Drive.</p> <p>It is not considered that an access from Witley Gardens to the south of the site is achievable without third party land and this road significantly narrows before it reaches the site and approved development in the southern element of HNN010 would also restrict access. It is also not considered that the access point for this approved development could not serve development of the site.</p> <p>It is understood that the site performs a valuable local recreational use, as it is crossed by a number of paths.</p> <p>The site forms a green link into the built form of the settlement.</p> <p>The site is on the boundary and within the setting of the Highley Conservation Area and may have archaeological interest.</p> <p>The site contains grades 1/2/3 agricultural land. Applying the precautionary principle this is considered best and most versatile agricultural land.</p> <p>Site investigation will be required due to historic coal mining/quarrying activities - stability and contamination.</p> <p>The site is some distance from strategic corridors linking to the Black Country and links to these corridors are primarily via B-roads.</p> <p>This site is of a sufficient scale that it could contribute to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, the scale and accessibility of Highley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Link open space provision to the existing hedgerow system. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Remain as open countryside.</p>

<p>Reasoning</p>	<p>There is a preferable site available within the settlement. This site is considered to have strong relationship to the built form of the settlement; benefit from well defined site boundaries; and offer the opportunity to meet the needs of the community.</p> <p>This site is of a sufficient scale that it could contribute to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, the scale and accessibility of Highley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
<p>Further Main Modifications Required:</p>	<p>No</p>
<p>If proposed for Allocation, Potential Capacity:</p>	
<p>If proposed for Allocation Design Requirements:</p>	

Site Assessment - Stage 3	
Site Reference:	HNN013
Coal Authority Reference Area?	Yes
Mineral Safeguarding Area?	No
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	0%
Percentage of the site in the 100 year surface flood risk zone:	4%
Percentage of the site in the 1,000 year surface flood risk zone:	19%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	No
Landscape Considerations: (from the LVSS)	Medium-High
Visual Impact Considerations: (from the LVSS)	High
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	Y
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	
Highway Comments - Could the Development Occur Without Off-Site Works?	Y
Highway Comments - Are Envisaged Off-Site Works Achievable?	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	19
Ecology Comments Significant Constraints:	None
Ecology Comments Other Constraints:	EclA required. Surveys for GCN (ponds within 500m), Dormice (known records nearby), Badgers, Bats, nesting birds, vascular plants (possible species-rich semi-improved grassland needs botanical survey), reptiles. Seems to have been left to re-vegetate for some time and included in corridor of Environmental Network.
Ecology Comments Management of Constraints:	Protected species mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries. Reduced area of land available due to need to retain Environmental Network function. Area dependant on results of EclA.
Ecology Comments Opportunities:	Use open space provision and reduced number of dwellings to provide biodiversity enhancements and access to semi-natural greenspace for existing housing to east of site. Link open space to existing hedgerow system/ Env. Network system.

<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Possible effects on setting of the non-designated historic buildings at Wood Hill Farm and Castle Inn
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (assessment of impact on settings of non-designated heritage assets)
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	trees and hedges around 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 plant trees adjacent existing hedgerows and within site
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Pub to the east of the site which may create noise at times.
<i>Public Protection Comments Management of Constraints:</i>	Possible orientation, positioning and standoff to the pub if it has the potential to create noise.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal:	Fair
Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:	Fair
Relationship to the Black Country	The site is located to the north-west of Highley. Highley is located in south-east Shropshire, an area with a functional relationship to the Black Country. Highley is linked to other settlements solely by B-roads with the nearest notable settlement being Bridgnorth around 4.3 miles to the north. From here, the A458 corridor provides links to the Black Country. The nearest railway station to Highley is in Kidderminster. This would likely require some other form of transport to access.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	The scale and accessibility of Highley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country. Furthermore, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution to the unmet housing or employment needs of the Black Country.

<p>Strategic Considerations:</p>	<p>The site is located adjacent to the built form of Highley.</p> <p>Whilst it is considered that an access can be achieved, that traffic associated with the development can be supported at the access point and no off-site works are required, it is understood that there is local concern about the impact of development of this site on the slip road off Woodhill Road.</p> <p>The site is more distant from services and facilities than other promoted sites.</p> <p>The site is located within a landscape sensitivity parcel which is considered to have medium-high landscape sensitivity and high visual sensitivity.</p> <p>The site would result in an increased level of residential development to the west of Bridgnorth Road.</p> <p>The site is located within an environmental network.</p> <p>Possibility of effects on non-designated historic assets.</p> <p>Any noise associated with adjacent pub will need to be considered.</p> <p>The site contains grades 1/2/3 agricultural land. Applying the precautionary principle this is considered best and most versatile agricultural land.</p> <p>Site investigation will be required due to historic coal mining/quarrying activities - stability and contamination.</p> <p>The site is some distance from strategic corridors linking to the Black Country and links to these corridors are primarily via B-roads.</p> <p>The scale and accessibility of Highley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country. Furthermore, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution to the unmet housing or employment needs of the Black Country.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Need to maintain environmental network function.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Link open space provision to the existing hedgerow system and environmental network.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Remain as open countryside.</p>

<p>Reasoning</p>	<p>The site is located within a landscape sensitivity parcel which is considered to have medium-high landscape sensitivity and high visual sensitivity.</p> <p>The site would result in an increased level of residential development to the west of Bridgnorth Road.</p> <p>There is a preferable site available within the settlement. This site is considered to have strong relationship to the built form of the settlement; benefit from well defined site boundaries; and offer the opportunity to meet the needs of the community.</p> <p>The scale and accessibility of Highley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country. Furthermore, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution to the unmet housing or employment needs of the Black Country. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
<p>Further Main Modifications Required:</p>	<p>No</p>
<p>If proposed for Allocation, Potential Capacity:</p>	
<p>If proposed for Allocation Design Requirements:</p>	

Site Assessment - Stage 3	
Site Reference:	HNN014
Coal Authority Reference Area?	Yes
Mineral Safeguarding Area?	Yes
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	1%
Percentage of the site in the 100 year surface flood risk zone:	3%
Percentage of the site in the 1,000 year surface flood risk zone:	5%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	No
Landscape Considerations: (from the LVSS)	Medium
Visual Impact Considerations: (from the LVSS)	Medium
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	Y
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	
Highway Comments - Could the Development Occur Without Off-Site Works?	Y
Highway Comments - Are Envisaged Off-Site Works Achievable?	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	22
Ecology Comments Significant Constraints:	None
Ecology Comments Other Constraints:	EclA required. Surveys for GCN (ponds within 500m), Dormice (known records nearby), Badgers, Bats, nesting birds, reptiles.
Ecology Comments Management of Constraints:	Protected species mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries and within site .
Ecology Comments Opportunities:	Use open space provision to provide biodiversity enhancements and access to greenspace for existing housing to west and south of site. Link open space to existing hedgerow system.

<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>	trees and hedges around boundaries but not 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>	enhance tree cover through landscape planting within the site
<i>Public Protection Comments Significant Constraints:</i>	None
<i>Public Protection Comments Other Constraints:</i>	None
<i>Public Protection Comments Management of Constraints:</i>	Nothing required
<i>Public Protection Comments Opportunities:</i>	Good site
Settlement Conclusion - Stage 2a Sustainability Appraisal:	Good
Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:	Good
Relationship to the Black Country	The site is located to the east of Highley. Highley is located in south-east Shropshire, an area with a functional relationship to the Black Country. Highley is linked to other settlements solely by B-roads with the nearest notable settlement being Bridgnorth around 4.3 miles to the north. From here, the A458 corridor provides links to the Black Country. The nearest railway station to Highley is in Kidderminster. This would likely require some other form of transport to access.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	The scale and accessibility of Highley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country. Furthermore, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution to the unmet housing or employment needs of the Black Country.

<p>Strategic Considerations:</p>	<p>Site benefits from Planning Permission for Affordable Housing. The site is adjacent to the built form of the settlement and is well contained. The site contains grades 1/2/3 agricultural land. Applying the precautionary principle this is considered best and most versatile agricultural land. Site investigation will be required due to historic coal mining/quarrying activities - stability and contamination. The site is some distance from strategic corridors linking to the Black Country and links to these corridors are primarily via B-roads. The scale and accessibility of Highley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country. Furthermore, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution to the unmet housing or employment needs of the Black Country.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Link open space provision to the existing hedgerow system. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Site benefits from Planning Permission for Affordable Housing.</p>

<p>Reasoning</p>	<p>Site benefits from Planning Permission for Affordable Housing. Development of this site is near completion.</p>
<p>Further Main Modifications Required:</p>	<p>No</p>
<p>If proposed for Allocation, Potential Capacity:</p>	
<p>If proposed for Allocation Design Requirements:</p>	

Site Assessment - Stage 3	
Site Reference:	HNN015
Coal Authority Reference Area?	Yes
Mineral Safeguarding Area?	No
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	0%
Percentage of the site in the 100 year surface flood risk zone:	0%
Percentage of the site in the 1,000 year surface flood risk zone:	4%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	No
Landscape Considerations: (from the LVSS)	Medium-High
Visual Impact Considerations: (from the LVSS)	High
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	Y
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	
Highway Comments - Could the Development Occur Without Off-Site Works?	Y
Highway Comments - Are Envisaged Off-Site Works Achievable?	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	19
Ecology Comments Significant Constraints:	None
Ecology Comments Other Constraints:	EclA required. Surveys for GCN (ponds within 500m), Dormice (known records nearby), Badgers, Bats, nesting birds, vascular plants (possible species-rich semi-improved grassland needs botanical survey), reptiles. Included in corridor of Environmental Network more as a potential link between two better areas of habitat.
Ecology Comments Management of Constraints:	Protected species mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries. Reduced area of land available due to need to retain Environmental Network function, however, this can form part of open space provision along western and southern boundaries.. Area dependant on results of EclA.
Ecology Comments Opportunities:	Use open space provision and reduced number of dwellings to provide biodiversity enhancements and access to semi-natural greenspace for existing housing to east of site. Link open space to existing hedgerow system/ Env. Network system.

<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Possible effects on setting of the non-designated historic buildings at Wood Hill Farm to the W, Castle Inn to the S, and former Methodist chapel at the N end of the site
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (assessment of impact on settings of non-designated heritage assets)
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	trees and hedges around boundaries but not 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 plant trees adjacent existing hedgerows
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Site runs along a road on the eastern façade
<i>Public Protection Comments Management of Constraints:</i>	Stand off distances, orientation of dwellings, location of dwellings and gardens on site and glazing specification.
<i>Public Protection Comments Opportunities:</i>	Good site
Settlement Conclusion - Stage 2a Sustainability Appraisal:	Fair
Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:	Fair
Relationship to the Black Country	The site is located to the north-west of Highley. Highley is located in south-east Shropshire, an area with a functional relationship to the Black Country. Highley is linked to other settlements solely by B-roads with the nearest notable settlement being Bridgnorth around 4.3 miles to the north. From here, the A458 corridor provides links to the Black Country. The nearest railway station to Highley is in Kidderminster. This would likely require some other form of transport to access.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	The scale and accessibility of Highley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country. Furthermore, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution to the unmet housing or employment needs of the Black Country.

Strategic Considerations:	<p>The site is located adjacent to the built form of Highley.</p> <p>The site is more distant from services and facilities than other promoted sites.</p> <p>The site is located within a landscape sensitivity parcel which is considered to have medium-high landscape sensitivity and high visual sensitivity.</p> <p>The site would result in an increased level of residential development to the west of Bridgnorth Road.</p> <p>The site is located within the corridor of an environmental network.</p> <p>Possibility of effects on non-designated historic assets.</p> <p>Any noise associated with the adjacent road will need to be considered.</p> <p>The site contains grades 1/2/3 agricultural land. Applying the precautionary principle this is considered best and most versatile agricultural land.</p> <p>Site investigation will be required due to historic coal mining/quarrying activities - stability and contamination.</p> <p>The site is some distance from strategic corridors linking to the Black Country and links to these corridors are primarily via B-roads.</p> <p>The scale and accessibility of Highley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country. Furthermore, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution to the unmet housing or employment needs of the Black Country.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Need to maintain environmental network function.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Known Infrastructure Opportunities:	<p>Link open space provision to the existing hedgerow system and environmental network.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Potential for Windfall?	<p>No</p>
Potential for Allocation?	<p>No</p>
Recommendation	<p>Remain as open countryside.</p>

<p>Reasoning</p>	<p>The site is located within a landscape sensitivity parcel which is considered to have medium-high landscape sensitivity and high visual sensitivity.</p> <p>The site would result in an increased level of residential development to the west of Bridgnorth Road.</p> <p>There is a preferable site available within the settlement. This site is considered to have strong relationship to the built form of the settlement; benefit from well defined site boundaries; and offer the opportunity to meet the needs of the community.</p> <p>The scale and accessibility of Highley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country. Furthermore, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution to the unmet housing or employment needs of the Black Country. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
<p>Further Main Modifications Required:</p>	<p>No</p>
<p>If proposed for Allocation, Potential Capacity:</p>	
<p>If proposed for Allocation Design Requirements:</p>	

Site Assessment - Stage 3	
Site Reference:	HNN016
Coal Authority Reference Area?	Yes
Mineral Safeguarding Area?	Yes
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	0%
Percentage of the site in the 100 year surface flood risk zone:	1%
Percentage of the site in the 1,000 year surface flood risk zone:	3%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	No
Landscape Considerations: (from the LVSS)	Medium
Visual Impact Considerations: (from the LVSS)	Medium
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	Assumes access adjacent to Telephone Exchange
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	Y
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	
Highway Comments - Could the Development Occur Without Off-Site Works?	Y
Highway Comments - Are Envisaged Off-Site Works Achievable?	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	21
Ecology Comments Significant Constraints:	None
Ecology Comments Other Constraints:	EclA required. Surveys for GCN (ponds within 500m), Dormice (known records nearby), Badgers, Bats, nesting birds, reptiles. Included in corridor of Environmental Network more as a potential link between two better areas of habitat.
Ecology Comments Management of Constraints:	Protected species mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries and within site Open space to link to hedges and woodland triangle to north.
Ecology Comments Opportunities:	Use open space provision to provide biodiversity enhancements and access to greenspace for existing housing to west and south of site. Link open space to existing hedgerow system.

<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site potentially within the setting Grade II farm house Hazelwells (NHLE ref. 1053866.) No 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 Desk Based Assessment + evaluation & settings assessment)
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	hedgerow and two trees to southern boundary and mature TPO'd trees on opposite side of road 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>	enhance tree cover through landscape planting to northern side of site
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Active farm to the north east. Due to stand off distance do not anticipate any issues.
<i>Public Protection Comments Management of Constraints:</i>	None required
<i>Public Protection Comments Opportunities:</i>	Good site
Settlement Conclusion - Stage 2a Sustainability Appraisal:	Good
Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:	Good
Relationship to the Black Country	The site is located to the east of Highley. Highley is located in south-east Shropshire, an area with a functional relationship to the Black Country. Highley is linked to other settlements solely by B-roads with the nearest notable settlement being Bridgnorth around 4.3 miles to the north. From here, the A458 corridor provides links to the Black Country. The nearest railway station to Highley is in Kidderminster. This would likely require some other form of transport to access.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	This site is of a sufficient scale that it could contribute to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, the scale and accessibility of Highley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country.

<p>Strategic Considerations:</p>	<p>The site is adjacent to the built form of the settlement, with development to the sites west and south (including a site with Planning Permission for affordable housing). It is a relatively large site. A small part of the site is within an environmental network. The site may be within the setting of a listed building. The site contains grades 1/2/3 agricultural land. Applying the precautionary principle this is considered best and most versatile agricultural land. Site investigation will be required due to historic coal mining/quarrying activities - stability and contamination. The site is some distance from strategic corridors linking to the Black Country and links to these corridors are primarily via B-roads. This site is of a sufficient scale that it could contribute to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, the scale and accessibility of Highley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Link open space provision to the existing hedgerow system. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>Yes</p>
<p>Recommendation</p>	<p>Proposed for allocation.</p>

<p>Reasoning</p>	<p>The site is well related to the built form of the settlement and existing allocated sites. It presents an opportunity to provide a mix of residential uses and some high quality open space. It is considered that through appropriate design and layout of development and incorporation of effective Green Infrastructure any impact on listed buildings or their settings can be minimised. Further, it is considered that the significant public benefits of meeting the housing needs of Highley and its hinterland would outweigh any harm to the significance of these listed buildings.</p> <p>This site is of a sufficient scale that it could contribute to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, the scale and accessibility of Highley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p>
<p>Further Main Modifications Required:</p>	<p>No</p>
<p>If proposed for Allocation, Potential Capacity:</p>	<p>100</p>
<p>If proposed for Allocation Design Requirements:</p>	<p>The site should provide an appropriate residential mix, responding to local housing needs. It presents an opportunity for bungalows and an extra-care facility.</p> <p>The design and layout should respond to Highley’s character and landscape setting.</p> <p>Site design and layout will reflect and respect the site’s heritage and heritage assets within the wider area, including Grade II listed Hazelwell’s Farm House.</p> <p>Strong and significant natural site boundaries and green infrastructure corridors through the site will form an intrinsic component of this development. They will be planted with native species and be used to buffer and create appropriate settings for nearby heritage assets and built form.</p> <p>A pedestrian crossing of Bridgnorth Road should be provided at an appropriate location in proximity of the site. The public right of way through the site should be retained and enhanced.</p> <p>Open space provision should respond to local needs, provide biodiversity enhancements and be easily accessible for residents on the site and within the surrounding area.</p> <p>All hedgerows, tree lines and mature trees on the site should be retained.</p> <p>The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, which will form part of the Green Infrastructure network. Flood and water management measures must not displace water elsewhere.</p>

Site Assessment - Stage 3	
Site Reference:	HNN017
Coal Authority Reference Area?	Yes
Mineral Safeguarding Area?	No
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	0%
Percentage of the site in the 100 year surface flood risk zone:	0%
Percentage of the site in the 1,000 year surface flood risk zone:	0%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	No
Landscape Considerations: (from the LVSS)	Medium
Visual Impact Considerations: (from the LVSS)	Medium
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	Assumes since access points for each dwelling in a linear development.
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	Y
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	
Highway Comments - Could the Development Occur Without Off-Site Works?	Y
Highway Comments - Are Envisaged Off-Site Works Achievable?	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	21
Ecology Comments Significant Constraints:	None
Ecology Comments Other Constraints:	EclA required. Surveys for GCN (ponds within 500m), Dormice (known records nearby), Badgers, Bats, nesting birds, reptiles.
Ecology Comments Management of Constraints:	Protected species mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries.
Ecology Comments Opportunities:	Use open space provision to provide biodiversity enhancements. Link open space to existing hedgerow system.

<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>	trees and hedges around boundaries and across 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 plant trees and woodland within site
<i>Public Protection Comments Significant Constraints:</i>	None
<i>Public Protection Comments Other Constraints:</i>	None
<i>Public Protection Comments Management of Constraints:</i>	Nothing required
<i>Public Protection Comments Opportunities:</i>	Good site
Settlement Conclusion - Stage 2a Sustainability Appraisal:	Fair
Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:	Fair
Relationship to the Black Country	The site is located to the north-west of Highley. Highley is located in south-east Shropshire, an area with a functional relationship to the Black Country. Highley is linked to other settlements solely by B-roads with the nearest notable settlement being Bridgnorth around 4.3 miles to the north. From here, the A458 corridor provides links to the Black Country. The nearest railway station to Highley is in Kidderminster. This would likely require some other form of transport to access.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	The scale and accessibility of Highley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country. Furthermore, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution to the unmet housing or employment needs of the Black Country.

Strategic Considerations:	<p>The site is more distant from services and facilities than other promoted sites.</p> <p>Whilst the site is located adjacent to the built form of the settlement, it is a linear site without an obvious north-eastern boundary.</p> <p>The site contains grades 1/2/3 agricultural land. Applying the precautionary principle this is considered best and most versatile agricultural land.</p> <p>Site investigation will be required due to historic coal mining/quarrying activities - stability and contamination.</p> <p>The site is some distance from strategic corridors linking to the Black Country and links to these corridors are primarily via B-roads.</p> <p>The scale and accessibility of Highley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country. Furthermore, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution to the unmet housing or employment needs of the Black Country.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Known Infrastructure Opportunities:	<p>Link open space provision to the existing hedgerow system.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Potential for Windfall?	<p>No</p>
Potential for Allocation?	<p>No</p>
Recommendation	<p>Remain as open countryside.</p>

<p>Reasoning</p>	<p>The site is more distant from services and facilities than other promoted sites.</p> <p>Whilst the site is located adjacent to the built form of the settlement, it is a linear site without an obvious north-eastern boundary.</p> <p>There is a preferable site available within the settlement. This site is considered to have strong relationship to the built form of the settlement; benefit from well defined site boundaries; and offer the opportunity to meet the needs of the community.</p> <p>The scale and accessibility of Highley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country. Furthermore, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution to the unmet housing or employment needs of the Black Country. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
<p>Further Main Modifications Required:</p>	<p>No</p>
<p>If proposed for Allocation, Potential Capacity:</p>	
<p>If proposed for Allocation Design Requirements:</p>	

Site Assessment - Stage 3	
Site Reference:	HNN019
Coal Authority Reference Area?	Yes
Mineral Safeguarding Area?	No
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	0%
Percentage of the site in the 100 year surface flood risk zone:	0%
Percentage of the site in the 1,000 year surface flood risk zone:	6%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	No
Landscape Considerations: (from the LVSS)	Medium-High
Visual Impact Considerations: (from the LVSS)	High
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	Y
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	
Highway Comments - Could the Development Occur Without Off-Site Works?	Y
Highway Comments - Are Envisaged Off-Site Works Achievable?	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	20
Ecology Comments Significant Constraints:	None
Ecology Comments Other Constraints:	EcIA required. Surveys for GCN (ponds within 500m and immediately adjacent), Dormice (known records nearby), Badgers, Bats, nesting birds, reptiles. Included in corridor of Environmental Network more as a potential link between two better areas of habitat.
Ecology Comments Management of Constraints:	Protected species mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries. Reduced area of land available due to need to retain Environmental Network function. Semi-natural corridor required to north-west and south-west boundaries to maintain Environmental Network and open space should adjoin this.
Ecology Comments Opportunities:	Provide additional habitat in Environmental Network along western boundaries. Use open space provision to provide biodiversity enhancements and access to greenspace for existing housing to east of site. Link open space to existing hedgerow system.

<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Eastern corner of site located close on the boundary, and within the setting of, the Highley Clee View Conservation Area and other non-designated historic buildings.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (assessment of impact on setting of CA)
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	trees and hedges around boundaries but not 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 plant trees and woodland within site
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road to eastern border of the site creating noise.
<i>Public Protection Comments Management of Constraints:</i>	Stand off distances, orientation of dwellings, location of dwellings and gardens on site and glazing specification.
<i>Public Protection Comments Opportunities:</i>	Good site
Settlement Conclusion - Stage 2a Sustainability Appraisal:	Fair
Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:	Fair
Relationship to the Black Country	The site is located to the north-west of Highley. Highley is located in south-east Shropshire, an area with a functional relationship to the Black Country. Highley is linked to other settlements solely by B-roads with the nearest notable settlement being Bridgnorth around 4.3 miles to the north. From here, the A458 corridor provides links to the Black Country. The nearest railway station to Highley is in Kidderminster. This would likely require some other form of transport to access.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	This site is of a sufficient scale that it could contribute to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, the scale and accessibility of Highley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country.

<p>Strategic Considerations:</p>	<p>The site lies adjacent and is relatively well related to the built form of the settlement. The site benefits from a good access off Woodhill Road and its boundaries are defined by substantial hedgerow field boundaries. The site is located within a landscape sensitivity parcel which is considered to have medium-high landscape sensitivity and high visual sensitivity. The site would result in an increased level of residential development to the west of Bridgnorth Road. The site is located within an environmental network. The site is adjacent to and within the setting of a conservation area and other non-designated assets. Any noise associated with the adjacent road will need to be considered. The site contains grades 1/2/3 agricultural land. Applying the precautionary principle this is considered best and most versatile agricultural land. Site investigation will be required due to historic coal mining/quarrying activities - stability and contamination. The site is some distance from strategic corridors linking to the Black Country and links to these corridors are primarily via B-roads. This site is of a sufficient scale that it could contribute to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, the scale and accessibility of Highley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Need to maintain environmental network function. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Provide access to green space for housing to the east of the site. Formation of additional habitats within the environmental network. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas. Link open space provision to the existing hedgerow system.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Remain as open countryside.</p>

<p>Reasoning</p>	<p>The site is located within a landscape sensitivity parcel which is considered to have medium-high landscape sensitivity and high visual sensitivity.</p> <p>The site would result in an increased level of residential development to the west of Bridgnorth Road.</p> <p>There is a preferable site available within the settlement. This site is considered to have strong relationship to the built form of the settlement; benefit from well defined site boundaries; and offer the opportunity to meet the needs of the community.</p> <p>This site is of a sufficient scale that it could contribute to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, the scale and accessibility of Highley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
<p>Further Main Modifications Required:</p>	<p>No</p>
<p>If proposed for Allocation, Potential Capacity:</p>	
<p>If proposed for Allocation Design Requirements:</p>	

Site Assessment - Stage 3	
Site Reference:	HNN021
Coal Authority Reference Area?	Yes
Mineral Safeguarding Area?	Yes
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	1%
Percentage of the site in the 100 year surface flood risk zone:	3%
Percentage of the site in the 1,000 year surface flood risk zone:	13%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	7%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	No
Landscape Considerations: (from the LVSS)	Not Assessed
Visual Impact Considerations: (from the LVSS)	Not Assessed
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	B4555
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	Y
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	
Highway Comments - Could the Development Occur Without Off-Site Works?	Y
Highway Comments - Are Envisaged Off-Site Works Achievable?	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	20
Ecology Comments Significant Constraints:	The trees and hedgerows should be retained and buffered (reducing developable area).
Ecology Comments Other Constraints:	There is a TPO'd area along the northern boundary. The trees and hedgerows should be retained and buffered (reducing developable area). Requires botanical survey, Ecla and surveys for bats, GCNs (ponds within 250m/500m), badgers, reptiles and nesting birds.
Ecology Comments Management of Constraints:	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.
Ecology Comments Opportunities:	

<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site includes part of a former brick works (HER PRN 07035) and the site of a former colliery (HER PRN 07034).
<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>	belt of TPO trees to half of northern road frontage
<i>Tree Comments Other Constraints:</i>	belts of mature trees and hedgerows within and around site boundaries. Care required in location and extent of built development so as to create sustainable juxtaposition between mature trees and buildings.
<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. Substantial ground remediation / preparation likely to be required as part of landscaping scheme.
<i>Public Protection Comments Significant Constraints:</i>	Odour from sewage works to south.
<i>Public Protection Comments Other Constraints:</i>	Noise from commercial activity to the south. Contaminated land from past land use on site.
<i>Public Protection Comments Management of Constraints:</i>	Noise and con land mitigation likely to be available.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal:	Poor
Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:	Fair
Relationship to the Black Country	The site is located to the south of Highley. Highley is located in south-east Shropshire, an area with a functional relationship to the Black Country. Highley is linked to other settlements solely by B-roads with the nearest notable settlement being Bridgnorth around 4.3 miles to the north. From here, the A458 corridor provides links to the Black Country. The nearest railway station to Highley is in Kidderminster. This would likely require some other form of transport to access.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	The scale and accessibility of Highley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country. Furthermore, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution to the unmet housing or employment needs of the Black Country.

Strategic Considerations:	<p>The site is located within Highley's development boundary. It is closely associated with surrounding employment uses.</p> <p>The site is more distant from services and facilities than other promoted sites.</p> <p>Potential noise and odour associated with sewage works and commercial activity to the south.</p> <p>Trees and hedgerows on the site.</p> <p>The site contains grades 1/2/3 agricultural land. Applying the precautionary principle this is considered best and most versatile agricultural land.</p> <p>The site performs poorly within Stage 2a Settlement Sustainability Appraisal. However, it performs fair within the Stage 2a Black Country Contributions Sustainability Appraisal.</p> <p>Site investigation will be required due to historic coal mining/quarrying activities - stability and contamination.</p> <p>The site is some distance from strategic corridors linking to the Black Country and links to these corridors are primarily via B-roads.</p> <p>The scale and accessibility of Highley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country. Furthermore, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution to the unmet housing or employment needs of the Black Country.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Known Infrastructure Opportunities:	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
Potential for Windfall?	<p>Yes</p>
Potential for Allocation?	<p>No</p>
Recommendation	<p>Potential for mixed use windfall development.</p>

<p>Reasoning</p>	<p>Potential noise and odour associated with sewage works and commercial activity to the south. The mix of uses and their layout on the site would need to reflect the sites relationship with these alternative uses. Whilst the site performs poorly within Stage 2a Settlement Sustainability Appraisal, this is primarily associated with the sites access to services and facilities. The site performs fair within the Stage 2a Black Country Contribution Sustainability Appraisal.</p> <p>The site is located within Highley's development boundary. It is closely associated with surrounding employment uses. As such mixed use employment and residential development may be appropriate on the site. If the site is developed, a mix of uses, including employment would ensure that the site complements surrounding uses whilst on-site open space and enhanced links into the centre of the town could increase access to services.</p> <p>The scale and accessibility of Highley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country. Furthermore, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution to the unmet housing or employment needs of the Black Country. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
<p>Further Main Modifications Required:</p>	<p>No</p>
<p>If proposed for Allocation, Potential Capacity:</p>	
<p>If proposed for Allocation Design Requirements:</p>	

Site Assessment - Stage 3	
Site Reference:	HNN023
Coal Authority Reference Area?	Yes
Mineral Safeguarding Area?	Yes
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	0%
Percentage of the site in the 100 year surface flood risk zone:	0%
Percentage of the site in the 1,000 year surface flood risk zone:	0%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	No
Landscape Considerations: (from the LVSS)	Medium-Low
Visual Impact Considerations: (from the LVSS)	Medium
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	Assumes access via Jubilee Drive. Nethernton Lane also possible but no pedestrian provision and limited potential for improvement.
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	Y
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	
Highway Comments - Could the Development Occur Without Off-Site Works?	Y
Highway Comments - Are Envisaged Off-Site Works Achievable?	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	20
Ecology Comments Significant Constraints:	None
Ecology Comments Other Constraints:	Requires botanical survey, EclA and surveys for bats, GCNs (ponds within 500m), dormice (records nearby), badgers, reptiles and nesting birds. Hedgerows and trees will need to be buffered.
Ecology Comments Management of Constraints:	Protected and priority species and habitats mitigation and enhancement. Retain and enhance hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
Ecology Comments Opportunities:	

<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 + ?field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	mature trees and hedgerows 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
<i>Tree Comments Opportunities:</i>	enhance tree cover within site, to deliver net gain for biodiversity.
<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>	
Settlement Conclusion - Stage 2a Sustainability Appraisal:	Fair
Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:	Good
Relationship to the Black Country	The site is located to the south of Highley. Highley is located in south-east Shropshire, an area with a functional relationship to the Black Country. Highley is linked to other settlements solely by B-roads with the nearest notable settlement being Bridgnorth around 4.3 miles to the north. From here, the A458 corridor provides links to the Black Country. The nearest railway station to Highley is in Kidderminster. This would likely require some other form of transport to access.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	This site is of a sufficient scale that it could contribute to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, the scale and accessibility of Highley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country.

<p>Strategic Considerations:</p>	<p>A linear site located to the west of Highley. The site adjoins the built form to north and east. The site consists of part of HNN006.</p> <p>The site could either be accessed via Jubilee Drive (subject to land ownership) or via Netherton Lane. Jubilee Drive leads onto Redstone Drive. It is understood that there is concern locally about the capacity/constraints of Redstone Drive and the amenity impact resulting from additional usage on Redstone Drive.</p> <p>Netherton Lane is very rural in character has no pedestrian provision and limited potential for improvement. Any access via Netherton Lane would be subject to an appropriate assessment of its capacity and implementation of any necessary improvements to the north of the site. Given the length and character of the lane north of the site, such improvements would likely involve third party land.</p> <p>Site may have archaeological interest.</p> <p>The site contains hedgerows and mature trees.</p> <p>The site contains grades 1/2/3 agricultural land. Applying the precautionary principle this is considered best and most versatile agricultural land.</p> <p>Site investigation will be required due to historic coal mining/quarrying activities - stability and contamination.</p> <p>The site is some distance from strategic corridors linking to the Black Country and links to these corridors are primarily via B-roads.</p> <p>This site is of a sufficient scale that it could contribute to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, the scale and accessibility of Highley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Remain as open countryside.</p>

<p>Reasoning</p>	<p>There is a preferable site available within the settlement. This site is considered to have strong relationship to the built form of the settlement; benefit from well defined site boundaries; and offer the opportunity to meet the needs of the community.</p> <p>This site is of a sufficient scale that it could contribute to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, the scale and accessibility of Highley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
<p>Further Main Modifications Required:</p>	<p>No</p>
<p>If proposed for Allocation, Potential Capacity:</p>	
<p>If proposed for Allocation Design Requirements:</p>	

Site Assessment - Stage 3	
Site Reference:	HNN025
Coal Authority Reference Area?	Yes
Mineral Safeguarding Area?	Yes
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	0%
Percentage of the site in the 100 year surface flood risk zone:	0%
Percentage of the site in the 1,000 year surface flood risk zone:	1%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	0%
All or part of the site within a Source Protection Zone:	No
Landscape Considerations: (from the LVSS)	Medium-Low
Visual Impact Considerations: (from the LVSS)	Medium
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	Only directly onto Netherton Lane but no pedestrian provision and limited potential for improvement.
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	N
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	Y. But subject to an assessment of Netherton Lane and implementation of any necessary improvements to the north of the site.
Highway Comments - Could the Development Occur Without Off-Site Works?	Y
Highway Comments - Are Envisaged Off-Site Works Achievable?	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	16
Ecology Comments Significant Constraints:	None
Ecology Comments Other Constraints:	Requires botanical survey, EclA and surveys for bats, GCNs (ponds within 500m), dormice (records nearby), badgers, reptiles and nesting birds. Hedgerows and trees will need to be buffered.
Ecology Comments Management of Constraints:	Protected and priority species and habitats mitigation and enhancement. Retain and enhance hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
Ecology Comments Opportunities:	

<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 + ?field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	mature trees and hedgerows 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>	enhance tree cover within site, to deliver net gain for biodiversity.
<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>	
Settlement Conclusion - Stage 2a Sustainability Appraisal:	Fair
Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:	Good
Relationship to the Black Country	The site is located to the south-west of Highley. Highley is located in south-east Shropshire, an area with a functional relationship to the Black Country. Highley is linked to other settlements solely by B-roads with the nearest notable settlement being Bridgnorth around 4.3 miles to the north. From here, the A458 corridor provides links to the Black Country. The nearest railway station to Highley is in Kidderminster. This would likely require some other form of transport to access.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	This site is of a sufficient scale that it could contribute to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, the scale and accessibility of Highley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country.

Strategic Considerations:	<p>A linear site located to the west of Highley. The site adjoins the built form to north and east. The site consists of part of HNN006.</p> <p>The site could either be accessed via Netherton Lane, in combination with HNN023, via Jubilee Drive (subject to land ownership) which leads onto Redstone Drive, or in combination with HNN010 (or its variation), via Redstone Drive (subject to land ownership).</p> <p>Jubilee Drive leads onto Redstone Drive. It is understood that there is concern locally about the capacity/constraints of Redstone Drive and the amenity impact resulting from additional usage on Redstone Drive.</p> <p>Netherton Lane is very rural in character has no pedestrian provision and limited potential for improvement. Any access via Netherton Lane would be subject to an appropriate assessment of its capacity and implementation of any necessary improvements to the north of the site. Given the length and character of the lane north of the site, such improvements would likely involve third party land.</p> <p>The site contains grades 1/2/3 agricultural land. Applying the precautionary principle this is considered best and most versatile agricultural land.</p> <p>Site investigation will be required due to historic coal mining/quarrying activities - stability and contamination.</p> <p>The site is some distance from strategic corridors linking to the Black Country and links to these corridors are primarily via B-roads.</p> <p>This site is of a sufficient scale that it could contribute to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, the scale and accessibility of Highley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country.</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>No</p>
Potential for Allocation?	<p>No</p>
Recommendation	<p>Remain as open countryside.</p>

<p>Reasoning</p>	<p>It is not considered that the site is appropriate for development in isolation due to its connectivity with the town (it is separated from the built form by HNN010 (or its variation) and HNN023 respectively) and constraints to highway access.</p> <p>With regard to the site in combination with either HNN010 (or its variation) or HNN023, there is a preferable site available within the settlement. This site is considered to have strong relationship to the built form of the settlement; benefit from well defined site boundaries; and offer the opportunity to meet the needs of the community.</p> <p>This site is of a sufficient scale that it could contribute to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, the scale and accessibility of Highley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
<p>Further Main Modifications Required:</p>	<p>No</p>
<p>If proposed for Allocation, Potential Capacity:</p>	
<p>If proposed for Allocation Design Requirements:</p>	

Site Assessment - Stage 3	
Site Reference:	HNN026
Coal Authority Reference Area?	Yes
Mineral Safeguarding Area?	Yes
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	0%
Percentage of site in Flood Zone 1:	100%
Percentage of the site in the 30 year surface flood risk zone:	0%
Percentage of the site in the 100 year surface flood risk zone:	0%
Percentage of the site in the 1,000 year surface flood risk zone:	1%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	2%
All or part of the site within a Source Protection Zone:	No
Landscape Considerations: (from the LVSS)	Medium-Low
Visual Impact Considerations: (from the LVSS)	Medium
Highway Comments - Direct Access to Highway Network?	Y
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	Assumes access via Jubilee Drive. Netherton Lane also possible but no pedestrian provision and limited potential for improvement and localised widening as site does not extend along whole section of Netherton Lane.
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	N
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	Given the scale of the site it is unlikely that an access via Jubilee Drive would have sufficient capacity to serve the development. Netherton Lane is very rural in character has no pedestrian provision and limited potential for improvement. Therefore subject to an assessment of Netherton Lane and implementation of any necessary improvements to the north of the site.
Highway Comments - Could the Development Occur Without Off-Site Works?	N
Highway Comments - Are Envisaged Off-Site Works Achievable?	See above
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	19
Ecology Comments Significant Constraints:	
Ecology Comments Other Constraints:	May require botanical survey. Requires EclA and surveys for GCNs (ponds within 500m), bats, dormice, badgers, reptiles and nesting birds.
Ecology Comments Management of Constraints:	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.
Ecology Comments Opportunities:	Use open space provision to provide biodiversity enhancements. Link open space to existing hedgerow systems and Env Network on boundaries.

<i>Heritage Comments</i> <i>Significant Constraints:</i>	
<i>Heritage Comments</i> <i>Other Constraints:</i>	Site lies adjacent to and within the setting of the Highley Conservation Area. Possible effects on the settings of Grade II* St Mary's Church (NHLE ref. 1188722), together with GII Church House (NHLE ref. 1188730). Site would largely remove the spatial separation between the historic settlements of Highley and Netherton. No known archaeological interest but large size of site suggests it may have some archaeological potential.
<i>Heritage Comments</i> <i>Management of Constraints:</i>	Heritage Assessment required with application (Setting of LBs and CA; archaeological DBA + field evaluation [geophysical survey + trial trenching]).
<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 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. Utilise strategic approach to landscape design as part of concept and masterplanning of the scheme
<i>Tree Comments</i> <i>Opportunities:</i>	retain and enhance tree cover within site, as appropriate to deliver net gain for biodiversity. New native woodland creation, as part of a planned network of natural habitats / accessible open space distributed throughout the site.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Potential noise from the adjacent pen factory. Landfill in the area and gassing issues known to occur. A Phase I Desk Study should be undertaken and submitted to support any application on the site. This should identify any potential contamination issues from historical map information and other sources. Highley is a past mining village and it is not unknown for there to be undocumented contamination in such sites.
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	Noise assessment BS4142 and mitigation. Contaminated land assessment.
<i>Public Protection Comments</i> <i>Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal:	Fair
Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:	Good
Relationship to the Black Country	The site is located to the south-west of Highley. Highley is located in south-east Shropshire, an area with a functional relationship to the Black Country. Highley is linked to other settlements solely by B-roads with the nearest notable settlement being Bridgnorth around 4.3 miles to the north. From here, the A458 corridor provides links to the Black Country. The nearest railway station to Highley is in Kidderminster. This would likely require some other form of transport to access.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	This site is of a sufficient scale that it could contribute to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, the scale and accessibility of Highley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country.

Strategic Considerations:	<p>A very large site located to the west of Highley, the site adjoins the built form of the settlement to the north, but is separated in part to the east by other agricultural fields. The site also adjoins built form to the south.</p> <p>The site could either be accessed via Jubilee Drive (subject to land ownership) or via Netherton Lane. Given the scale of the site it is unlikely that an access via Jubilee Drive would have sufficient capacity to serve the development.</p> <p>Netherton Lane is very rural in character has no pedestrian provision and limited potential for improvement. Any access via Netherton Lane would be subject to an appropriate assessment of its capacity an implementation of any necessary improvements to the north of the site. Given the length and character of the lane north and/or south-east of the site and the fact that the site does not extend along the whole section of Netherton Lane, such improvements would likely involve third party land.</p> <p>Site lies adjacent to and within the setting of the Highley Conservation Area. Possible effects on the settings of Grade II* St Mary's Church and GII Church House.</p> <p>Site would largely remove the spatial separation between the historic settlements of Highley and Netherton. Site may have archaeological interest.</p> <p>The site contains hedgerows and mature trees.</p> <p>The site contains grades 1/2/3 agricultural land. Applying the precautionary principle this is considered best and most versatile agricultural land.</p> <p>Site investigation will be required due to historic coal mining/quarrying activities - stability and contamination.</p> <p>The site is some distance from strategic corridors linking to the Black Country and links to these corridors are primarily via B-roads.</p> <p>This site is of a sufficient scale that it could contribute to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, the scale and accessibility of Highley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country.</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 open countryside.

<p>Reasoning</p>	<p>The site is very large and forms much of the gap between the settlements of Highley and Netherton. The site lies adjacent to and within the setting of the Highley Conservation Area. Possible effects on the settings of Grade II* St Mary's Church and GII Church House.</p> <p>Given the scale of the site it is unlikely that an access via Jubilee Drive would have sufficient capacity to serve the development.</p> <p>Netherton Lane is very rural in character has no pedestrian provision and limited potential for improvement. Any access via Netherton Lane would be subject to an appropriate assessment of its capacity an implementation of any necessary improvements to the north of the site. Given the length and character of the lane north and/or south-east of the site and the fact that the site does not extend along the whole section of Netherton Lane, such improvements would likely involve third party land.</p> <p>There is a preferable site available within the settlement. This site is considered to have strong relationship to the built form of the settlement; benefit from well defined site boundaries; and offer the opportunity to meet the needs of the community.</p> <p>This site is of a sufficient scale that it could contribute to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, the scale and accessibility of Highley means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
<p>Further Main Modifications Required:</p>	<p>No</p>
<p>If proposed for Allocation, Potential Capacity:</p>	
<p>If proposed for Allocation Design Requirements:</p>	

Shropshire Local Plan

Additional Sustainability Appraisal Report: Appendix 7

Updated Stage 3 Site Assessment:
Much Wenlock Key Centre



Site Assessment - Stage 3 Updated	
Site Reference:	MUW001
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Landscape Considerations: (from the LVSS)</i>	Not Assessed
<i>Visual Impact Considerations: (from the LVSS)</i>	Not Assessed
<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>	
<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>	None
<i>Ecology Comments Management of Constraints:</i>	None
<i>Ecology Comments Opportunities:</i>	Landscaping with biodiversity value, especially adjacent to trees to northwest.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site located close to the boundary, and within the setting of, the Much Wenlock Conservation Area and potentially within the setting of the Grade II listed 6 & 7 Smithfield Road (NHLE ref. 1261504) and other non-designated historic buildings. Also site of Much Wenlock's former Smithfield (HER PRN 05218)
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (setting assessment)
<i>Heritage Comments Opportunities:</i>	Good quality design could provide an enhancement over the existing commercial usage.
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Mature trees to north-west 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>	landscaping to enhance internal landscape of site
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Potential for contaminated land from past land use. Possible noise impacts from the A4169 Smithfield Road.
<i>Public Protection Comments Management of Constraints:</i>	Remediation probable for con land. Layout and orientation likely to be able to remove noise concerns (have nearest houses set back from the Smithfield Road and fire station. Additionally glazing, ventilation and boundary treatment possible for noise if required.
<i>Public Protection Comments Opportunities:</i>	Reduced noise to nearby existing residential properties by removing commercial activities and providing more screening to existing rear gardens.

Settlement Conclusion - Stage 2a Sustainability Appraisal:	Fair
Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:	Fair
Relationship to the Black Country	The site is located in the centre of Much Wenlock. Much Wenlock is located in east Shropshire - an area with a functional relationship to the Black Country. Much Wenlock is located on the A458 corridor linking to the Black Country. The nearest railway stations to Much Wenlock are located in Telford and Shifnal. This would likely require some other form of transport to access.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	The scale of Much Wenlock means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country. Furthermore, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution to the unmet housing or employment needs of the Black Country.
Strategic Considerations:	Brownfield site in an accessible location within the built form of the settlement. Much Wenlock's geographical position being fairly distant from the Black Country and eastern corridor make this site an inappropriate location to accommodate the Black Country's housing need. Much Wenlock is located on the A458 corridor linking to the Black Country. The scale of Much Wenlock means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country. Furthermore, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution to the unmet housing or employment needs of the Black Country.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Assess impact on flood risk 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?	Yes
Potential for Allocation?	No
Recommendation	Potential windfall site

<p>Reasoning</p>	<p>Accessible site within the body of the town which would lend itself well to redevelopment.</p> <p>The scale of Much Wenlock means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country. Furthermore, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution to the unmet housing or employment needs of the Black Country. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
<p>Further Main Modifications Required:</p>	<p>No</p>
<p>If proposed for Allocation, Potential Capacity:</p>	<p>n/a</p>
<p>If proposed for Allocation Design Requirements:</p>	<p>n/a</p>

Site Assessment - Stage 3 Updated	
Site Reference:	MUW003
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Landscape Considerations: (from the LVSS)</i>	Medium-High
<i>Visual Impact Considerations: (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>	
<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. If MUW003 is developed as a standalone site (i.e. not part of MUW008) then it would not have access to Sytche Lane and would have to access the highway network via Bridge Road. A further 40 houses using the narrow bridge on bridge street would not be acceptable and the site is unlikely to be able to achieve the removal of the bridge, assuming this would be acceptable to the community.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	18

Ecology Comments Significant Constraints:	
Ecology Comments Other Constraints:	
Ecology Comments Management of Constraints:	
Ecology Comments Opportunities:	
Heritage Comments Significant Constraints:	N/A
Heritage Comments Other Constraints:	N/A
Heritage Comments Management of Constraints:	
Heritage Comments Opportunities:	
Tree Comments Significant Constraints:	
Tree Comments Other Constraints:	Field boundary trees and hedges around and across site. Large block of woodland adjoining most of north-west boundary
Tree Comments Management of Constraints:	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement
Tree Comments Opportunities:	Use 20% canopy cover policy to extend woodland cover and create 15m buffer with the woodland to the north-west.
Public Protection Comments Significant Constraints:	
Public Protection Comments Other Constraints:	
Public Protection Comments Management of Constraints:	
Public Protection Comments Opportunities:	

Settlement Conclusion - Stage 2a Sustainability Appraisal:	Good
Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:	Good
Relationship to the Black Country	The site is located to the north-west of Much Wenlock. Much Wenlock is located in east Shropshire - an area with a functional relationship to the Black Country. Much Wenlock is located on the A458 corridor linking to the Black Country. The nearest railway stations to Much Wenlock are located in Telford and Shifnal. This would likely require some other form of transport to access.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	The scale of Much Wenlock means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country. Furthermore, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution to the unmet housing or employment needs of the Black Country.
Strategic Considerations:	The site is well related to the built form of the settlement, but occupies a visually prominent site with steep topography which has significant implications for surface water flood risk in the town. Not in accordance with current policy in the Much Wenlock Neighbourhood Plan. Much Wenlock is located on the A458 corridor linking to the Black Country. The scale of Much Wenlock means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country. Furthermore, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution to the unmet housing or employment needs of the Black Country.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Assess impact on flood risk 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	Countryside

<p>Reasoning</p>	<p>Visual prominence. Steep topography has significant adverse implications for surface water flood risk management. The scale of Much Wenlock means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country. Furthermore, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution to the unmet housing or employment needs of the Black Country. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions. Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire. The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
<p>Further Main Modifications Required:</p>	<p>No</p>
<p>If proposed for Allocation, Potential Capacity:</p>	<p>n/a</p>
<p>If proposed for Allocation Design Requirements:</p>	<p>n/a</p>

Site Assessment - Stage 3 Updated	
Site Reference:	MUW008
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	2%
<i>Percentage of the site within 20m of a detailed river network:</i>	4%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Landscape Considerations: (from the LVSS)</i>	Medium-High
<i>Visual Impact Considerations: (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>	
<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 Sytche Lane west of Sytche Close is narrow and would need to be widened with pedestrian footway added.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Cumulative impact of MUW008 & 009 (486 houses) on Sytche Lane / The A4169 (The Crescent) junction needs to be examined.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	17

<i>Ecology Comments</i> <i>Significant Constraints:</i>	None
<i>Ecology Comments</i> <i>Other Constraints:</i>	EclA required. Surveys for GCN (in ponds adjacent), Dormice (known records nearby), Badgers, Bats, nesting birds, reptiles. Adjacent to Environmental Network to north and west and within buffer zone. Buffers would be needed to the woodland to west. .
<i>Ecology Comments</i> <i>Management of Constraints:</i>	Retain mature trees and hedges in landscaping as part of corridor, any open space to be adjacent to and enhance Env. Network. (i.e. position against woodland edge and hedgerows.
<i>Ecology Comments</i> <i>Opportunities:</i>	Improve links between tree blocks by enhancing hedgerow on western boundary. Provide access to new open space for existing housing.
<i>Heritage Comments</i> <i>Significant Constraints:</i>	
<i>Heritage Comments</i> <i>Other Constraints:</i>	NE end of site located immediately adjacent to, and within the setting, of the Much Wenlock Conservation Area. 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 + impact on setting of CA).
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	
<i>Tree Comments</i> <i>Other Constraints:</i>	Field boundary trees and hedges around and across site. Large block of woodland adjoining part of south-west boundary and part of north boundary
<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 and south-west.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	Allotments covered by the proposed area. Allotments provide communal spaces where social networks are formed while encouraging exercise and fresh air for those using them as well as sustainably produced food. Losing any existing allotments is considered to have potentially devastating impacts on individuals.
<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>	

Settlement Conclusion - Stage 2a Sustainability Appraisal:	Good
Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:	Good
Relationship to the Black Country	The site is located to the north-west of Much Wenlock. Much Wenlock is located in east Shropshire - an area with a functional relationship to the Black Country. Much Wenlock is located on the A458 corridor linking to the Black Country. The nearest railway stations to Much Wenlock are located in Telford and Shifnal. This would likely require some other form of transport to access.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	This site is of a sufficient scale that it could contribute to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, the scale of Much Wenlock means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country.
Strategic Considerations:	The site is well related to the built form of the settlement, but occupies a visually prominent site with steep topography which has significant implications for surface water flood risk in the town. Not in accordance with current policy in the Much Wenlock Neighbourhood Plan. Much Wenlock is located on the A458 corridor linking to the Black Country. This site is of a sufficient scale that it could contribute to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, the scale of Much Wenlock means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Assess impact on flood risk 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	Countryside

Reasoning	<p>Visual prominence.</p> <p>Steep topography has significant adverse implications for surface water flood risk management.</p> <p>This site is of a sufficient scale that it could contribute to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, the scale of Much Wenlock means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions. Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
Further Main Modifications Required:	<p>No</p>
If proposed for Allocation, Potential Capacity:	<p>n/a</p>
If proposed for Allocation Design Requirements:	<p>n/a</p>

Site Assessment - Stage 3 Updated	
Site Reference:	MUW010
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	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 within 20m of a detailed river network:</i>	9%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium-High and Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium-High and Medium
<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>	
<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. Needs to be joint access with MUW013.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Cumulative impact of MUW010, 011, 013 & 014 (198 houses) on A458 / B4371 junction needs to be examined.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	14

<i>Ecology Comments</i> <i>Significant Constraints:</i>	Adjacent to new flood alleviation scheme. GCN and Dormouse mitigation likely to be required. Mitigation likely to reduce number of dwellings possible.
<i>Ecology Comments</i> <i>Other Constraints:</i>	EclA required. Surveys for GCN (in ponds adjacent), Dormice (known records nearby), Badgers (known), Bats, nesting birds, vascular plants, reptiles. Partly within Env. Network (disused railway - need to retain green route through development (check with Outdoor Rec.) Retain mature trees and hedges in landscaping as part of corridor.
<i>Ecology Comments</i> <i>Management of Constraints:</i>	Protected species mitigation and enhancement. Retain and enhance all hedgerows on boundaries. Retain mature trees in field. Enhance and restore Env. Network to south-west and south-east in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments</i> <i>Opportunities:</i>	Promote disused railway as access route. Suggest green/brown roofs and reduce surface water run-off. (Flood alleviation scheme adjacent). Avoid topsoil on open space where possible (promote calcareous grassland).
<i>Heritage Comments</i> <i>Significant Constraints:</i>	
<i>Heritage Comments</i> <i>Other Constraints:</i>	Site has potential to affect the setting of the non-designated small country house and associated farmstead (HER PRN 23069) and lodge of The Grange. Site is detached from built edge of the town so development (especially employment uses) likely to be incongruous with the semi-rural character of the immediate surroundings. Lidar data held by the HER suggests it contains some archaeological some archaeological earthworks and therefore has some potential
<i>Heritage Comments</i> <i>Management of Constraints:</i>	Heritage Assessment required with application (archaeological desk based assessment and ?evaluation + setting assessment)
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	
<i>Tree Comments</i> <i>Other Constraints:</i>	Trees and hedges around and within site. Adjacent long, overgrown double hedgerow to the south-east.
<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 plant woodland adjacent existing hedgerows
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Some quarrying to the northeast. Do not consider any contaminated land issues with this unless any landfilling has occurred. No evidence of filling from GIS layers. Possible noise along northern border of site from the road.
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	Gas protection should landfilling in quarry area would avert gassing issues. Set properties back from the road, orientation and layout of buildings, noise barriers (mounds and fencing) and glazing all available to mitigate against noise.
<i>Public Protection Comments</i> <i>Opportunities:</i>	

Settlement Conclusion - Stage 2a Sustainability Appraisal:	Poor
Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:	Fair
Relationship to the Black Country	The site is located to the south-west of Much Wenlock. Much Wenlock is located in east Shropshire - an area with a functional relationship to the Black Country. Much Wenlock is located on the A458 corridor linking to the Black Country. The nearest railway stations to Much Wenlock are located in Telford and Shifnal. This would likely require some other form of transport to access.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	This site is of a sufficient scale that it could contribute to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, the scale of Much Wenlock means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country.
Strategic Considerations:	The site is detached from the built form of the settlement outside and separated from the development boundary within the open countryside. Not in accordance with current policy in the Much Wenlock Neighbourhood Plan upstream of flood attenuation pond. The site performs poorly within Stage 2a Settlement Sustainability Appraisal. However, it performs fair within the Stage 2a Black Country Contributions Sustainability Appraisal. Much Wenlock is located on the A458 corridor linking to the Black Country. This site is of a sufficient scale that it could contribute to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, the scale of Much Wenlock means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Not known 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	Countryside

Reasoning	<p>Whilst the site benefits from being above the flood attenuation pond and development would not represent a significant risk to flooding, it is detached from the built form of the settlement and separated from the development boundary and does not therefore compare favourably with other potential site options.</p> <p>This site is of a sufficient scale that it could contribute to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, the scale of Much Wenlock means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
Further Main Modifications Required:	<p>No</p>
If proposed for Allocation, Potential Capacity:	<p>n/a</p>
If proposed for Allocation Design Requirements:	<p>n/a</p>

Site Assessment - Stage 3 Updated	
Site Reference:	MUW011
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	32%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	37%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	56%
<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 within 20m of a detailed river network:</i>	1%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Medium
<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>	
<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>	Cumulative impact of MUW010, 011, 013 & 014 (198 houses) on A458 / B4371 junction needs to be examined.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	14

<i>Ecology Comments</i> <i>Significant Constraints:</i>	None
<i>Ecology Comments</i> <i>Other Constraints:</i>	EClA required. Surveys for GCN (in area), Dormice (known records nearby), Badgers (known), Bats, nesting birds, vascular plants, reptiles. Within Env. Network (disused railway - need to retain green route through development (check with Outdoor Rec.) Retain mature trees in landscaping as part of corridor.
<i>Ecology Comments</i> <i>Management of Constraints:</i>	Enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments</i> <i>Opportunities:</i>	Promote disused railway as access route. Suggest green/brown roofs and reduce surface water run-off. (Flood alleviation scheme adjacent)
<i>Heritage Comments</i> <i>Significant Constraints:</i>	
<i>Heritage Comments</i> <i>Other Constraints:</i>	Site previously crossed by Much Wenlock, Craven Arms & Coalbrookdale Railway (HER PRN 08447), although track bed now entirely removed.
<i>Heritage Comments</i> <i>Management of Constraints:</i>	
<i>Heritage Comments</i> <i>Opportunities:</i>	Good quality design could provide an enhancement over the existing commercial usage of the site at this gateway location to the town.
<i>Tree Comments</i> <i>Significant Constraints:</i>	
<i>Tree Comments</i> <i>Other Constraints:</i>	Trees and hedges around site and belt of trees across middle of site. Quality of the trees has a bearing on acceptability of development on arboricultural grounds.
<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>	little opportunity for additional planting due to small size and irregular shape of site.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Historic railway, contamination likely. Potential noise to northern façade therefore possible constraints. Existing depot to south and east may cause noise throughout day and night.
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	Remediation probable for con land. Layout, orientation, glazing, ventilation and boundary treatment possible for noise. Noise assessment would be likely to consider impact of the Depot to the rear and full details of its permitted times of operation etc would be required.
<i>Public Protection Comments</i> <i>Opportunities:</i>	

Settlement Conclusion - Stage 2a Sustainability Appraisal:	Poor
Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:	Fair
Relationship to the Black Country	The site is located to the south-west of Much Wenlock. Much Wenlock is located in east Shropshire - an area with a functional relationship to the Black Country. Much Wenlock is located on the A458 corridor linking to the Black Country. The nearest railway stations to Much Wenlock are located in Telford and Shifnal. This would likely require some other form of transport to access.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	The scale of Much Wenlock means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country. Furthermore, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution to the unmet housing or employment needs of the Black Country.
Strategic Considerations:	Brownfield site within development boundary on edge of built up area, adjacent to existing employment uses and SAMDev employment allocation. Much Wenlock is located on the A458 corridor linking to the Black Country. The site performs poorly within Stage 2a Settlement Sustainability Appraisal. However, it performs fair within the Stage 2a Black Country Contributions Sustainability Appraisal. The scale of Much Wenlock means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country. Furthermore, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution to the unmet housing or employment needs of the Black Country.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Highway access Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Green corridor route along disused railway Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Potential for Windfall?	Yes
Potential for Allocation?	Yes
Recommendation	Windfall employment

<p>Reasoning</p>	<p>Natural extension to neighbouring employment uses in an accessible location. The scale of Much Wenlock means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country. Furthermore, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution to the unmet housing or employment needs of the Black Country. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
<p>Further Main Modifications Required:</p>	<p>No</p>
<p>If proposed for Allocation, Potential Capacity:</p>	<p>0.24Ha net</p>
<p>If proposed for Allocation Design Requirements:</p>	<p>Subject to the establishment of an appropriate access, appropriate contamination remediation, ecological surveys and appropriate tree management</p>

Site Assessment - Stage 3 Updated	
Site Reference:	MUW012
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	3%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	23%
<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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (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>	
<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 114 houses should be able to fund (linked with MUW016) construction of roundabout on A458 needed for traffic calming / gateway purposes. To achieve a workable roundabout layout it may be necessary to incorporate triangle of land between Oakfield Park and A458.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	22

<i>Ecology Comments</i> <i>Significant Constraints:</i>	None
<i>Ecology Comments</i> <i>Other Constraints:</i>	EclA required. GCN record c. 160m from site boundary but no ponds on site. Some potential for other protected species. Otherwise arable and low biodiversity potential. Surface water flooding has been noted for this area.
<i>Ecology Comments</i> <i>Management of Constraints:</i>	Retain existing tree/shrub buffer and maintain hedge network.
<i>Ecology Comments</i> <i>Opportunities:</i>	Link open space to surrounding green corridors to enhance Env. Network. Provide access to green space from surrounding housing.
<i>Heritage Comments</i> <i>Significant Constraints:</i>	
<i>Heritage Comments</i> <i>Other Constraints:</i>	Site previously formed part of the Much Wenlock racecourse (HER PRN 30643) and contains the probable site of a prehistoric cropmark enclosure (HER PRN 30617). Therefore considered to hold archaeological interest.
<i>Heritage Comments</i> <i>Management of Constraints:</i>	Heritage Assessment required with application (archaeological evaluation). NB a desk based Heritage Assessment was completed for the site in 2014
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	
<i>Tree Comments</i> <i>Other Constraints:</i>	Trees and hedges around site and belts of young plantation along south-east and south-west 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 connect belts of woodland with wooded school grounds north of the site, by planting across middle of the site.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	A458 to the western boundary therefore noise may require control.
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	Layout, orientation of buildings and glazing, ventilation and boundary treatment where necessary to treat for noise.
<i>Public Protection Comments</i> <i>Opportunities:</i>	

Settlement Conclusion - Stage 2a Sustainability Appraisal:	Fair
Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:	Fair
Relationship to the Black Country	The site is located to the south-east of Much Wenlock. Much Wenlock is located in east Shropshire - an area with a functional relationship to the Black Country. Much Wenlock is located on the A458 corridor linking to the Black Country. The nearest railway stations to Much Wenlock are located in Telford and Shifnal. This would likely require some other form of transport to access.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	This site is of a sufficient scale that it could contribute to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, the scale of Much Wenlock means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country.
Strategic Considerations:	The site is well related to the built form of the settlement adjacent to the primary school to the South of the town with a frontage onto the A458. Not in accordance with current policy in the Much Wenlock Neighbourhood Plan. Much Wenlock is located on the A458 corridor linking to the Black Country. This site is of a sufficient scale that it could contribute to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, the scale of Much Wenlock means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Flood alleviation measures Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Opportunity to help deliver a fully functional flood alleviation scheme in combination with existing development at Hunter's Gate, together with a roundabout access to the site which will provide traffic calming on the southern approach to the town. 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	See MUW012VAR

Reasoning	See MUW012VAR
Further Main Modifications Required:	No
If proposed for Allocation, Potential Capacity:	n/a
If proposed for Allocation Design Requirements:	n/a

Site Assessment - Stage 3 Updated	
Site Reference:	MUW012VAR
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	4%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	25%
<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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (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>	
<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 114 houses should be able to fund (linked with MUW016) construction of roundabout on A458 needed for traffic calming / gateway purposes. To achieve a workable roundabout layout it may be necessary to incorporate triangle of land between Oakfield Park and A458.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	22

<i>Ecology Comments</i> <i>Significant Constraints:</i>	None
<i>Ecology Comments</i> <i>Other Constraints:</i>	EclA required. GCN record c. 160m from site boundary but no ponds on site. Some potential for other protected species. Otherwise arable and low biodiversity potential. Surface water flooding has been noted for this area.
<i>Ecology Comments</i> <i>Management of Constraints:</i>	Retain existing tree/shrub buffer and maintain hedge network.
<i>Ecology Comments</i> <i>Opportunities:</i>	Link open space to surrounding green corridors to enhance Env. Network. Provide access to green space from surrounding housing.
<i>Heritage Comments</i> <i>Significant Constraints:</i>	
<i>Heritage Comments</i> <i>Other Constraints:</i>	Site previously formed part of the Much Wenlock racecourse (HER PRN 30643) and contains the probable site of a prehistoric cropmark enclosure (HER PRN 30617). Therefore considered to hold archaeological interest.
<i>Heritage Comments</i> <i>Management of Constraints:</i>	Heritage Assessment required with application (archaeological evaluation). NB a desk based Heritage Assessment was completed for the site in 2014
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	A hedgerow formerly ran along the sites southern boundary.
<i>Tree Comments</i> <i>Other Constraints:</i>	Trees and hedges around site and belts of young plantation along south-east and south-west 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 connect belts of woodland with wooded school grounds north of the site, by planting across middle of the site. Opportunity to reinstate the hedgerow along the sites southern boundary.
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	A458 to the western boundary therefore noise may require control.
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	Layout, orientation of buildings and glazing, ventilation and boundary treatment where necessary to treat for noise.
<i>Public Protection Comments</i> <i>Opportunities:</i>	

Settlement Conclusion - Stage 2a Sustainability Appraisal:	Fair
Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:	Fair
Relationship to the Black Country	The site is located to the south-east of Much Wenlock. Much Wenlock is located in east Shropshire - an area with a functional relationship to the Black Country. Much Wenlock is located on the A458 corridor linking to the Black Country. The nearest railway stations to Much Wenlock are located in Telford and Shifnal. This would likely require some other form of transport to access.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	This site is of a sufficient scale that it could contribute to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, the scale of Much Wenlock means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country.
Strategic Considerations:	The extension to the site is also likely to make the site more viable and facilitate the Highway infrastructure works required to make this development acceptable. Much Wenlock is located on the A458 corridor linking to the Black Country. This site is of a sufficient scale that it could contribute to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, the scale of Much Wenlock means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	
Known Infrastructure Opportunities:	
Potential for Windfall?	No
Potential for Allocation?	Yes
Recommendation	Allocate as Preferred Site

<p>Reasoning</p>	<p>The extension to the site is also likely to make the site more viable and facilitate the Highway infrastructure works required to make this development acceptable. There are considerable community benefits resulting from the increased residential capacity, most notably the implications for on and off site flood alleviation at Hunters Gate and Forester Avenue.</p> <p>This site is of a sufficient scale that it could contribute to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, the scale of Much Wenlock means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions. Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p>
<p>Further Main Modifications Required:</p>	<p>No</p>
<p>If proposed for Allocation, Potential Capacity:</p>	<p>120</p>
<p>If proposed for Allocation Design Requirements:</p>	<p>A new roundabout access will be provided from the A458 into the site.</p> <p>Development will be required to deliver substantial community benefits both on and off site by way of flood alleviation. Specifically, development must demonstrate how properties currently at risk of flooding at Hunters Gate and Forester Avenue will be protected, as well as removing exceedance water from the existing surface water and foul sewer systems. Given the importance of this issue, development proposal will be required to show sufficient information on how these measures will be achieved in practice in order for planning permission to be granted. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, which will form part of the green Infrastructure / open space network. Flood and water management measures must not displace water elsewhere.</p> <p>Substantial and effective boundary treatments will be required in order to create a buffer around the site. This will include the reinstatement of a hedgerow along the sites southern boundary.</p> <p>Green infrastructure links will be provided through the site linking to the open space provision and the public right of way network beyond the site. High-quality trees and hedgerows will be retained.</p> <p>Acoustic design, layout, use of green infrastructure and appropriate building materials will be used to appropriately manage noise arising from the A458.</p>

Site Assessment - Stage 3 Updated	
Site Reference:	MUW014
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	8%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	10%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	18%
<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>	22%
<i>Percentage of the site within 20m of a detailed river network:</i>	6%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Landscape Considerations: (from the LVSS)</i>	Medium-High
<i>Visual Impact Considerations: (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>	
<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>	Cumulative impact of MUW010, 011, 013 & 014 (198 houses) on A458 / B4371 junctions needs to be examined.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	17

<i>Ecology Comments</i> <i>Significant Constraints:</i>	Immediately adjacent to priority calcareous grassland at NT car park site. Aerial photos indicate similar habitat possible. Priority habitat should be avoided if at all possible - i.e. we shouldn't allocated such a site. Presence of valuable grassland to be determined by an EclA including a detailed National Vegetation Classification level survey. If calcareous grassland is present avoidance unlikely to be possible and therefore application could be refused under MD12. Within Env. Network and so CS17 applies. Housing would reduce/damage the corridor.
<i>Ecology Comments</i> <i>Other Constraints:</i>	EclA required. Good quality semi-natural vegetation including grassland, scattered trees/shrubs and hedges within Environmental Network. Surveys for GCN (in ponds within 500m, at least one at c.110m), Dormice (known records nearby), Badgers, Bats, nesting birds, vascular plants, reptiles. Avoidance, mitigation and compensation measures would be required under MD12.
<i>Ecology Comments</i> <i>Management of Constraints:</i>	See previous boxes. Otherwise, retain mature trees and hedges in landscaping as part of corridor, any open space to be adjacent to, buffer and enhance Env. Network (Blakeway Hollow). Need to buffer existing priority habitat and so only a reduced number of houses would be possible.
<i>Ecology Comments</i> <i>Opportunities:</i>	If habitats are as expected only damage likely.
<i>Heritage Comments</i> <i>Significant Constraints:</i>	
<i>Heritage Comments</i> <i>Other Constraints:</i>	Site previously formed of an area of lime workings (HER PRN 04534) and contains related archaeological features. Therefore considered to hold archaeological interest.
<i>Heritage Comments</i> <i>Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA + ? Level 2 earthwork survey).
<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 within and around site present potentially significant constraint to development
<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>	development stand-off required around existing significant trees - might restrict development to southern part of site
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Past quarried area to west may cause gassing or other issues. Noise from road to the south of the site.
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	Remediation including gas protection possible. Noise could be mitigated by introducing distance, site location and orientation, glazing, noise barriers.
<i>Public Protection Comments</i> <i>Opportunities:</i>	

Settlement Conclusion - Stage 2a Sustainability Appraisal:	Poor
Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:	Fair
Relationship to the Black Country	The site is located to the south-west of Much Wenlock. Much Wenlock is located in east Shropshire - an area with a functional relationship to the Black Country. Much Wenlock is located on the A458 corridor linking to the Black Country. The nearest railway stations to Much Wenlock are located in Telford and Shifnal. This would likely require some other form of transport to access.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	The scale of Much Wenlock means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country. Furthermore, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution to the unmet housing or employment needs of the Black Country.
Strategic Considerations:	Small site located adjacent to but outside the development boundary, downstream of the flood attenuation pond to the west of the town is more distant from local facilities, services and infrastructure than some other site options. Not in accordance with current policy in the Much Wenlock Neighbourhood Plan. The site performs poorly within Stage 2a Settlement Sustainability Appraisal. However, it performs fair within the Stage 2a Black Country Contributions Sustainability Appraisal. Much Wenlock is located on the A458 corridor linking to the Black Country. The scale of Much Wenlock means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country. Furthermore, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution to the unmet housing or employment needs of the Black Country.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Assess impact on nearby SSSI, impact on Conservation area 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	Countryside

<p>Reasoning</p>	<p>Distance from town services and potential for adverse implications for surface water flood risk management and does not therefore compare favourably with other potential site options.</p> <p>The scale of Much Wenlock means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country. Furthermore, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution to the unmet housing or employment needs of the Black Country. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
<p>Further Main Modifications Required:</p>	<p>No</p>
<p>If proposed for Allocation, Potential Capacity:</p>	<p>n/a</p>
<p>If proposed for Allocation Design Requirements:</p>	<p>n/a</p>

Site Assessment - Stage 3 Updated	
Site Reference:	MUW016
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	2%
<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>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (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>	
<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 South of Oakfield Park the existing highway (Callaughton Lane) is narrow and would need to be widened for around 50m with pedestrian footway added. These comments assume that the 12 homes development - 16/02910/FUL - does not go ahead.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Y 410 houses should be able to fund (linked with MUW012) construction of roundabout on A458 needed for traffic calming / gateway purposes. To achieve a workable roundabout layout it may be necessary to incorporate triangle of land between Oakfield Park and A458.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	16

<i>Ecology Comments</i> <i>Significant Constraints:</i>	None
<i>Ecology Comments</i> <i>Other Constraints:</i>	EclA required. Arable site but surveys for Dormice, Badgers, Bats (in trees and hedges), nesting birds.
<i>Ecology Comments</i> <i>Management of Constraints:</i>	Retention of mature trees in hedges and hedgerows.
<i>Ecology Comments</i> <i>Opportunities:</i>	Use open space provision to provide biodiversity enhancements and access to greenspace for existing housing to north of site. Link open space to existing hedgerow system.
<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>	Trees and hedges around but not 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>	landscaping to enhance canopy cover and internal landscape of site
<i>Public Protection Comments</i> <i>Significant Constraints:</i>	
<i>Public Protection Comments</i> <i>Other Constraints:</i>	Possible road noise to very east of the site
<i>Public Protection Comments</i> <i>Management of Constraints:</i>	Glazing, orientation and location of dwellings.
<i>Public Protection Comments</i> <i>Opportunities:</i>	

Settlement Conclusion - Stage 2a Sustainability Appraisal:	Fair
Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:	Fair
Relationship to the Black Country	The site is located to the south of Much Wenlock. Much Wenlock is located in east Shropshire - an area with a functional relationship to the Black Country. Much Wenlock is located on the A458 corridor linking to the Black Country. The nearest railway stations to Much Wenlock are located in Telford and Shifnal. This would likely require some other form of transport to access.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	This site is of a sufficient scale that it could contribute to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, the scale of Much Wenlock means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country.
Strategic Considerations:	Large, sloping site to south of town adjacent to recently completed Callaughton Ash housing development. Not in accordance with current policy in the Much Wenlock Neighbourhood Plan. Much Wenlock is located on the A458 corridor linking to the Black Country. This site is of a sufficient scale that it could contribute to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, the scale of Much Wenlock means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Potential flood attenuation risk 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	Countryside

Reasoning	<p>Significantly larger area than required to deliver settlement guideline. Visually prominent site. Potential adverse implications for surface water flood risk management and does not therefore compare favourably with other potential site options. This site is of a sufficient scale that it could contribute to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, the scale of Much Wenlock means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions. Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire. The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
Further Main Modifications Required:	<p>No</p>
If proposed for Allocation, Potential Capacity:	<p>n/a</p>
If proposed for Allocation Design Requirements:	<p>n/a</p>

Site Assessment - Stage 3 Updated	
Site Reference:	MUW016VAR
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations: (from the LVSS)</i>	Medium
<i>Visual Impact Considerations: (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>	
<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>	Assuming the road widen and footway provision along Callaughton Lane has been delivered by the Callaughtons Ash development.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Assuming the development will fund a review of the whole route between the site and the crossing of the A458 to ensure a continuous and fully accessible routes for pedestrians and fund any necessary improvements.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	17

<i>Ecology Comments</i> <i>Significant Constraints:</i>	None
<i>Ecology Comments</i> <i>Other Constraints:</i>	Requires EclA and surveys for bats, GCNs (ponds within 500m), badgers and nesting birds. The hedgerows and trees will need to be buffered.
<i>Ecology Comments</i> <i>Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance hedgerows/tree lines. 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>	No known archaeological interest but site is of a medium 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 hedgerow to east and west 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>	enhance tree cover within this arable site, to deliver net gain for biodiversity.
<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>	

Settlement Conclusion - Stage 2a Sustainability Appraisal:	Good
Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:	Good
Relationship to the Black Country	The site is located to the south of Much Wenlock. Much Wenlock is located in east Shropshire - an area with a functional relationship to the Black Country. Much Wenlock is located on the A458 corridor linking to the Black Country. The nearest railway stations to Much Wenlock are located in Telford and Shifnal. This would likely require some other form of transport to access.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	This site is of a sufficient scale that it could contribute to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, the scale of Much Wenlock means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country.
Strategic Considerations:	Variation on MUW016 is more appropriately scaled to support the Town's growth requirements. Much Wenlock is located on the A458 corridor linking to the Black Country. This site is of a sufficient scale that it could contribute to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, the scale of Much Wenlock means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Potential flood attenuation risk 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.
Potential for Windfall?	No
Potential for Allocation?	No
Recommendation	Countryside

Reasoning	<p>Whilst the site is of a more appropriate scale than previously promoted to the Council, it is considered there remains more sustainable options to support the town's growth, including supporting community benefit.</p> <p>This site is of a sufficient scale that it could contribute to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, the scale of Much Wenlock means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions. Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
Further Main Modifications Required:	No
If proposed for Allocation, Potential Capacity:	n/a
If proposed for Allocation Design Requirements:	n/a

Site Assessment - Stage 3 Updated	
Site Reference:	MUW017
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Landscape Considerations: (from the LVSS)</i>	Very High and Medium
<i>Visual Impact Considerations: (from the LVSS)</i>	Very High and Medium-High
<i>Highway Comments - Direct Access to Highway Network?</i>	N
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Y assume connection will be made through Forester Avenue which ends a few metres short of the boundary.
<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):	21

<i>Ecology Comments</i> <i>Significant Constraints:</i>	None
<i>Ecology Comments</i> <i>Other Constraints:</i>	Some potential for protected species in hedges. Otherwise arable and low biodiversity potential.
<i>Ecology Comments</i> <i>Management of Constraints:</i>	Retain and enhance hedgerows and trees.
<i>Ecology Comments</i> <i>Opportunities:</i>	Link open space to tree belt and hedge to west and planted woodland belt to the west to enhance green corridors and ecological network. Provide access to green space from surrounding housing.
<i>Heritage Comments</i> <i>Significant Constraints:</i>	
<i>Heritage Comments</i> <i>Other Constraints:</i>	
<i>Heritage Comments</i> <i>Management of Constraints:</i>	
<i>Heritage Comments</i> <i>Opportunities:</i>	
<i>Tree Comments</i> <i>Significant Constraints:</i>	
<i>Tree Comments</i> <i>Other Constraints:</i>	No trees within site but adjoins shelterbelt plantation to the west and linear strip of woodland to the east.
<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 connect belts of woodland on either side of the site.
<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>	

Settlement Conclusion - Stage 2a Sustainability Appraisal:	Fair
Black Country Contribution Conclusion - Stage 2a Sustainability Appraisal:	Fair
Relationship to the Black Country	The site is located to the south-east of Much Wenlock. Much Wenlock is located in east Shropshire - an area with a functional relationship to the Black Country. Much Wenlock is located on the A458 corridor linking to the Black Country. The nearest railway stations to Much Wenlock are located in Telford and Shifnal. This would likely require some other form of transport to access.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	The scale of Much Wenlock means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country. Furthermore, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution to the unmet housing or employment needs of the Black Country.
Strategic Considerations:	Located adjacent to but outside the development boundary, south of the existing Hunters gate development. Not in accordance with current policy in the Much Wenlock Neighbourhood Plan. Much Wenlock is located on the A458 corridor linking to the Black Country. The scale of Much Wenlock means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country. Furthermore, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution to the unmet housing or employment needs of the Black Country.
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	Potential flood attenuation risk Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.
Known Infrastructure Opportunities:	Potential to help address existing residual flood attenuation risk in existing built areas adjacent to the site. Potential opportunity to improve local environmental network. 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	Countryside

<p>Reasoning</p>	<p>Whilst development of the site could be acceptable in principle, it does not compare favourably with other potential site options.</p> <p>The scale of Much Wenlock means that the settlement would be unlikely to be considered appropriate to accommodate a substantial quantum of the proposed contribution to the unmet housing or employment needs of the Black Country.</p> <p>Furthermore, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution to the unmet housing or employment needs of the Black Country. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
<p>Further Main Modifications Required:</p>	<p>No</p>
<p>If proposed for Allocation, Potential Capacity:</p>	<p>n/a</p>
<p>If proposed for Allocation Design Requirements:</p>	<p>n/a</p>

Shropshire Local Plan

Additional Sustainability Appraisal Report: Appendix 8

Updated Stage 3 Site Assessment:
Shifnal Key Centre



<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Assuming small scale development
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	23
<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	A watercourse adjacent to the eastern boundary forms an Env. Network corridor. Requires EclA and surveys for GCNs (ponds within 500m), otters, water voles and nesting birds. The watercourse will need to be 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>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site located wholly within Shifnal Conservation Area. Also located within the medieval core of Shifnal and may have high archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on character and appearance of CA; archaeological DBA + evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	conservation area. TPO tree adjacent
<i>Tree Comments Other Constraints:</i>	replanted trees along southern site boundary
<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>	Limited opportunity for small scale tree planting to enhance urban tree cover.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Known to flood, major noise source from Jaspers.
<i>Public Protection Comments Management of Constraints:</i>	
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Good
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair

Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	<p>The site is located in the centre of Shifnal. Shifnal is located in east Shropshire on the A5/M54 Corridor - an area with a strong functional relationship to the Black Country.</p> <p>Shifnal benefits from strong road links to the Black Contry (around 8 miles to the east) via both the M54/A5 corridor and the A41 corridor.</p> <p>Shifnal benefits from a railway station, which is a regular stop on the Shrewsbury to Wolverhampton line. This railway station is within reasonable walking distance for the majority of the town.</p>
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	<p>Whilst Shifnal's proximity and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution.</p>
Strategic Considerations:	<p>Small, backland brownfield site comprising the rear car park of the operational Jaspers public house that is visible from the elevated rail line to the south of the site. The site is accessed from a significant highway access from Victoria Road which may provide access to a small residential development subject to highway visibility onto there highway. The site level drops significantly from the highway into the main part of the site leading to some river flooding on the eastern boundary and surface water flooding across the majority of the site in severe flood conditions with known flood events affecting the site. The site directly abuts the watercourse of the Wesley Brook with the eastern part of the site situated within the Green Infrastructure network along the Brook. The site would require detailed ecological assessment and protection of an adjacent Tree Protection Order but the size and constraints on the site provide limited opportunities for the provision of further Green Infrastructure. The site sits wholly within the Shifnal Conservation Area and is situated inside the medieval core of Shifnal. A Heritage Impact Assessment would be required to assess impacts on the character and appearance of the Conservation Area and to assess the need for detailed investigation of the archaeological potential of the site. Residential amenity on the site is expected to be adversely affected by the Jaspers public house if it continues to trade on the reduced site area following the loss of the car park however, it is expected that some rear car parking may need to be retained for servicing and mobility or emergency access to the public house. The situation of the site within the built form of the town and close to the retail core of the town around Bradford Street gives the site a Good sustainability rating .</p> <p>The site is situated in Shifnal, which benefits from proximity to the Black Country and strong transport links via the M54/A5 corridor and a railway station on the Shrewsbury to Wolverhampton line. However, given the scale of the site it is unlikely that in isolation it could accommodate a meaningful proportion of the proposed contribution to the unmet need of the Black Country.</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 - subject to constraints particularly flood risk and noise
Potential for Allocation?	No
Recommendation	Land within existing Shifnal development boundary

<p>Reasoning</p>	<p>This small redevelopment opportunity could adversely affect the operation of the Jaspers public house and has some significant constraints for such a small site with few apparent opportunities to redress the effects on the developable area of the site. The assessment of the site requires further detailed investigation of the development potential of the land. The site lies within the development boundary, forms part of the built form of the town with direct access to the highway network. The detailed assessments may reveal the development potential of the site but the site is likely to have limited capacity for residential use.</p> <p>Whilst the site's location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire. The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
<p>Further Main Modifications Required</p>	<p>No</p>
<p>If proposed for Allocation, Potential Capacity:</p>	
<p>If proposed for Allocation Design Requirements:</p>	

*Green Belt Purposes
(where applicable):

Site Assessment - Stage 3	
Site Reference:	SHF013
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Good
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair

Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Good
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	<p>The site is located to the north of Shifnal. Shifnal is located in east Shropshire on the A5/M54 Corridor - an area with a strong functional relationship to the Black Country.</p> <p>Shifnal benefits from strong road links to the Black Contry (around 8 miles to the east) via both the M54/A5 corridor and the A41 corridor.</p> <p>Shifnal benefits from a railway station, which is a regular stop on the Shrewsbury to Wolverhampton line. This railway station is within reasonable walking distance for the majority of the town.</p>
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Shifnal's proximity and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.
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 that encompasses Shifnal town but is some distance from the core zone located on Stanton Road to the north.</p> <p>The site is situated at Shinfal, which benefits from proximity to the Black Country and strong transport links via the M54/A5 corridor and a railway station on the Shrewsbury to Wolverhampton line. The site is also of a sufficient scale to accommodate a meaningful proportion of the proposed contribution to the unmet need of the Black Country, should it be identified as a proposed allocation.</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	Include this previously safeguarded land within the development boundary and allocate for housing development

<p>Reasoning</p>	<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> <p>Whilst the site's size and location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p>
<p>Further Main Modifications Required</p>	<p>No</p>
<p>If proposed for Allocation, Potential Capacity:</p>	<p>around 65 dwellings</p>
<p>If proposed for Allocation Design Requirements:</p>	<p>Site to provide a broad range of housing types to meet local needs. The site to be accessed from Meadow Drive through existing gated access possibly requiring verge land to achieve the turning geometry, with stand off from existing residential units to protect their amenity. Consideration to be given to the need for off-site highway works at Newport Road / Meadow Drive / Haughton Road junction to address highway capacity, drainage and surface water flooding constraints at this principal junction. Green Infrastructure network to be enhanced to strengthen existing woodland and mature trees around site, provide SUDs drainage system through central area of site to exclude built development and protect site from surface water flooding, open space with equipped play space to be located on east of site with consideration of footpath link to existing developed areas of town to the east. Green Infrastructure to protect the existing corridors through the town and allow foraging and passage of species through the site and use of habitat at site margins. Heritage impact assessment to consider the heritage value of the site and surrounding area and to investigate the archaeological potential of the site.</p> <p>Noise and air quality assessments required due to proximity to M54 corridor with appropriate mitigation measures provided in the layout, design, materials and landscaping of the built development to provide satisfactory standard of residential amenity.</p>

*Green Belt Purposes
(where applicable):

Site Assessment - Stage 3	
Site Reference:	SHF015
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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 Other Constraints:</i>	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. Requires botanical survey, Ecla and surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds.
<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>	Opportunity to greatly increase habitat available and connectivity for GCNs.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments 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 Management of Constraints:</i>	Heritage Assessment required with application (Level 2 building assessment + impact on its settings).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	TPO on mature trees on site
<i>Tree Comments Other Constraints:</i>	mature trees and hedgerows 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 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 north 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>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair

Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Good
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	<p>The site is located to the south-east of Shifnal. Shifnal is located in east Shropshire on the A5/M54 Corridor - an area with a strong functional relationship to the Black Country.</p> <p>Shifnal benefits from strong road links to the Black Contry (around 8 miles to the east) via both the M54/A5 corridor and the A41 corridor.</p> <p>Shifnal benefits from a railway station, which is a regular stop on the Shrewsbury to Wolverhampton line. This railway station is within reasonable walking distance for the majority of the town.</p>
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Whilst Shifnal's proximity and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution.
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 that encompasses Shifnal town but is some distance from the core zone located on Stanton Road to the north.</p> <p>The site is situated in Shifnal, which benefits from proximity to the Black Country and strong transport links via the M54/A5 corridor and a railway station on the Shrewsbury to Wolverhampton line. However, given the scale of the site it is unlikely that in isolation it could accommodate a meaningful proportion of the proposed contribution to the unmet need of the Black Country.</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	Include this previously safeguarded land within the development boundary and allocate for housing development

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> <p>Whilst the site's location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p>
Further Main Modifications Required	No
If proposed for Allocation, Potential Capacity:	around 65 dwellings with SHF029
If proposed for Allocation Design Requirements:	<p>Site SHF015 to be developed as a single scheme in conjunction with site SHF029 to provide a broad range of housing types to meet local needs. Development site excludes Beech House (non-designated heritage asset HER PRN 34751) with garden, curtilage building and frontage walling to A464. Beech House forms part of urban land and no longer safeguarded for future development. Consideration may be given to sympathetic restoration/conversion of house and curtilage buildings. Existing northern access to Beech House to be closed and sealed with existing gates retained. Beech House to be serviced from existing southern access. Highway junction to be situated at northern point on A454 frontage to provide safe junction with good visibility and appropriate measures to manage traffic speeds and highway safety. The development should provide access to the footway and cycling network along the A464 to improve access to local services using 'active travel' options to walk, 'wheel' or cycle to local services.</p> <p>The need to conserve Beech House, protect the setting from effects of development and to deliver a safe and visible highway junction to A464 may require removal of mature trees on A464 frontage with complementary planting within the site. Consideration to be given to internal highway layout within the site to make effective use of the developable land and to improve the accessibility of the dwellings to the main and secondary accesses to encourage 'active travel' options to reach local services. Development of site SHF029 to give consideration to secondary access to Park Lane through access strip from backland boundary of site. Secondary access to provide pedestrian and cycling access to Park Lane offering a potentially safer access to local services including the local primary school and with emergency vehicular access into the site only. Green Infrastructure network to be enhanced to strengthen existing woodland mature trees around site, provide SUDs drainage system along boundary to safeguarded land to exclude built development and protect site from surface water flooding, open space with equipped play space to be provided, allow foraging and passage of species through the site and use of habitat at site margins. Heritage impact assessment to consider the heritage value of Beech House and the effect of development on the setting of the heritage asset and to investigate the archaeological potential of the site. Noise assessment required due to proximity to A464 with appropriate mitigation measures provided in the layout, design, materials and landscaping of the built development to provide satisfactory standard of residential amenity.</p>

*Green Belt Purposes
(where applicable):

<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.
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Good
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair

Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Good
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	<p>The site is located to the west of Shifnal. Shifnal is located in east Shropshire on the A5/M54 Corridor - an area with a strong functional relationship to the Black Country.</p> <p>Shifnal benefits from strong road links to the Black Contry (around 8 miles to the east) via both the M54/A5 corridor and the A41 corridor.</p> <p>Shifnal benefits from a railway station, which is a regular stop on the Shrewsbury to Wolverhampton line. This railway station is within reasonable walking distance for the majority of the town.</p>
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Whilst Shifnal's proximity and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution.
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 that encompasses Shifnal town but is some distance from the core zone located on Stanton Road to the north.</p> <p>The site is situated in Shifnal, which benefits from proximity to the Black Country and strong transport links via the M54/A5 corridor and a railway station on the Shrewsbury to Wolverhampton line. However, given the scale of the site it is unlikely that in isolation it could accommodate a meaningful proportion of the proposed contribution to the unmet need of the Black Country.</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?	Yes
Potential for Allocation?	No
Recommendation	Land within existing Shifnal development boundary

<p>Reasoning</p>	<p>Site SHF016 is situated within the existing development boundary 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 worthy of protection. The scale of the site would not justify specifically allocating for housing development, but the situation and character of the site might facilitate its redevelopment as a windfall housing site subject to an appropriate development proposal. 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 being greater than for housing.</p> <p>Whilst the site's location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, due to the site's size it is unlikely that in isolation it could accommodate a meaningful contribution. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire. The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
<p>Further Main Modifications Required</p>	<p>No</p>
<p>If proposed for Allocation, Potential Capacity:</p>	
<p>If proposed for Allocation Design Requirements:</p>	

*Green Belt Purposes
(where applicable):

Site Assessment - Stage 3	
Site Reference:	SHF017
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	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. 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. 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.
<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>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Good
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair

Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Good
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	<p>The site is located to the south-west of Shifnal. Shifnal is located in east Shropshire on the A5/M54 Corridor - an area with a strong functional relationship to the Black Country.</p> <p>Shifnal benefits from strong road links to the Black Contry (around 8 miles to the east) via both the M54/A5 corridor and the A41 corridor.</p> <p>Shifnal benefits from a railway station, which is a regular stop on the Shrewsbury to Wolverhampton line. This railway station is within reasonable walking distance for the majority of the town.</p>
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Shifnal's proximity and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.
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 that encompasses Shifnal town but is some distance from the core zone located on Stanton Road to the north.</p> <p>The site is situated at Shifnal, which benefits from proximity to the Black Country and strong transport links via the M54/A5 corridor and a railway station on the Shrewsbury to Wolverhampton line. The site is also of a sufficient scale to accommodate a meaningful proportion of the proposed contribution to the unmet need of the Black Country, should it be identified as a proposed allocation.</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	Remove land from Green Belt and safeguard for future development

<p>Reasoning</p>	<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, P15b(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 SHF017 (north) that lies 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 has the potential to contribute to the longer term provision of new housing and create a future 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> <p>Whilst the site's size and location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p>
<p>Further Main Modifications Required</p>	<p>No</p>
<p>If proposed for Allocation, Potential Capacity:</p>	
<p>If proposed for Allocation Design Requirements:</p>	

Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);
 Purpose 2 (merging of neighbouring towns);
 Purpose 3 (safeguarding countryside from encroachment);
 Purpose 4 (preserving setting/character of historic towns); and
 Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

***Green Belt Purposes (where applicable):**

Site Assessment - Stage 3	
Site Reference:	SHF018a
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	<p>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.</p> <p>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.</p>
<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 Other Constraints:</i>	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). 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. 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>	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 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 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>	hedgerows and mature tree to site boundaries. Block of woodland adjacent southern 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 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>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair

Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	<p>The site is located to the east of Shifnal. Shifnal is located in east Shropshire on the A5/M54 Corridor - an area with a strong functional relationship to the Black Country.</p> <p>Shifnal benefits from strong road links to the Black Contry (around 8 miles to the east) via both the M54/A5 corridor and the A41 corridor.</p> <p>Shifnal benefits from a railway station, which is a regular stop on the Shrewsbury to Wolverhampton line. This railway station is within reasonable walking distance for the majority of the town.</p>
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Shifnal's proximity and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.
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 close to but outside the core zone that lies further to the east along Stanton Road.</p> <p>The site is situated at Shifnal, which benefits from proximity to the Black Country and strong transport links via the M54/A5 corridor and a railway station on the Shrewsbury to Wolverhampton line. The site is also of a sufficient scale to accommodate a meaningful proportion of the proposed contribution to the unmet need of the Black Country, should it be identified as a proposed allocation.</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	Remove land from Green Belt and safeguard for future development

<p>Reasoning</p>	<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 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> <p>Whilst the site's size and location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p>
<p>Further Main Modifications Required</p>	<p>No</p>
<p>If proposed for Allocation, Potential Capacity:</p>	
<p>If proposed for Allocation Design Requirements:</p>	

Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);
 Purpose 2 (merging of neighbouring towns);
 Purpose 3 (safeguarding countryside from encroachment);
 Purpose 4 (preserving setting/character of historic towns); and
 Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

***Green Belt Purposes (where applicable):**

Site Assessment - Stage 3	
Site Reference:	SHF018b
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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 Other Constraints:</i>	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). 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. 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>	No 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 + field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	mature trees and hedgerows within and around 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
<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>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Poor
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair

Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	<p>The site is located to the east of Shifnal. Shifnal is located in east Shropshire on the A5/M54 Corridor - an area with a strong functional relationship to the Black Country.</p> <p>Shifnal benefits from strong road links to the Black Contry (around 8 miles to the east) via both the M54/A5 corridor and the A41 corridor.</p> <p>Shifnal benefits from a railway station, which is a regular stop on the Shrewsbury to Wolverhampton line. This railway station is within reasonable walking distance for the majority of the town.</p>
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Shifnal's proximity and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.
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 (both in the context of the settlement and accommodating a contribution to the Black Country). The limited accessibility to Shifnal's facilities gives a poor rating for housing use (in the context of the settlement), although it achieves a fair rating in the context of accommodating a contribution to the Black Country. The site lies in a Source Protection Zone encompassing Shifnal town and SHF018b accommodates the core zone in the north-east of site around the adjacent pumping station on Stanton Road. The north-east of the site would need to be kept clear of built development any potential contaminating uses and the drainage of the whole site would need to draw water away from the core zones of the SPZ.</p> <p>The site is situated at Shifnal, which benefits from proximity to the Black Country and strong transport links via the M54/A5 corridor and a railway station on the Shrewsbury to Wolverhampton line. The site is also of a sufficient scale to accommodate a meaningful proportion of the proposed contribution to the unmet need of the Black Country, should it be identified as a proposed allocation.</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	Remove land from Green Belt and allocate for employment development alongside site SHF018d. These sites have a combined capacity of around 39 hectares (15.6 hectares net) (30 hectares of which form part of the proposed contribution to unmet needs forecast to arise in the Black Country).

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 combination with SHF018d, in close proximity to the existing, poor quality employment area of Shifnal Industrial Estate would constitute a strategic employment allocation which due to its size and location has the potential to form both a local and regionally important employment centre. It has the capacity to redress the employment needs of the town and provide sufficient employment land to accommodate the entirety of the proposed 30ha contribution to the employment land need forecast to be arise within the Black Country.</p> <p>Accommodating part of the proposed contribution to the Black Country on this site will contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>These land releases may also provide related highway improvements to Upton Lane which links south to the A464 Wolverhampton Road.</p> <p>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> <p>This site would be complemented by the safeguarding of sites SHF018a and P14.</p> <p>Development of the site would be considered to constitute sustainable development, informed by careful consideration of identified opportunities and constraints. Whilst the site is located within the Green Belt, it is considered that exceptional circumstances exist to justify the release of this land for employment, as documented within the new Green Belt Topic Paper.</p>
Further Main Modifications Required	<p style="text-align: center;">Yes:</p> <p>Draft Policies SP2 and S15 to be amended to reflect the fact that 30ha of the employment land proposed on this site and SIF018d forms the entirety of the proposed contribution towards the unmet employment land needs forecast to arise within the Black Country.</p>
If proposed for Allocation, Potential Capacity:	<p>SHF018b and SHF18d have a combined capacity of around 39 hectares (15.6 hectares net) of employment land (30 hectares of which form part of the proposed contribution to unmet needs forecast to arise in the Black Country).</p>
If proposed for Allocation Design Requirements:	<p>Site SHF018b will be developed as part of a larger employment area with SHF018d to provide serviced land for a broad range of Class B uses with a proportion of other employment generating uses and ancillary service uses to improve the sustainability of the employment area. Consideration should also be given to the relationship with the adjacent Shifnal Industrial Estate and the capacity for the existing development to create a secondary access and for the new development to release the pressure within the existing estate and to improve the character, quality and operation of the existing estate. The development should create a campus style, employment area on the edge of town to enclose the built form of development and any off site infrastructure within the Green and Blue Infrastructure networks. Infrastructure to include a strategic electricity/power supply and sustainable drainage system comprising multi-stage sustainable drainage and water treatment facilities, informed by a sustainable drainage strategy. This will serve to create strong boundaries to the employment area to separate the development from the Green Belt and the surrounding rural landscape. At the boundary with Shifnal Industrial Estate, a looser boundary treatment may be considered to support the operation of the functional relationship between these two employment areas. The development of this site will be in accordance with a vision, design code and masterplan prepared in consultation with the public and adopted as a Supplementary Planning Document by Shropshire Council. A construction management plan will be prepared to inform the development of the site. Strategic Transport Assessment and Transport evidence will be required to assess the effects of the development and the cumulative growth of Shifnal on the M54 Junction 3 and the A41/Stanton Road junction. The sites should be serviced from the A41/M54 Junction 3 along Stanton Road with traffic restrictions on commercial vehicle movements to the site using the A464 / Aston Street through Shifnal via the town centre. Sites SHF18b and SHF18d will share a principal access from Stanton Road to serve the employment area and Upton Lane to the viaduct bridge at the rail line will be improved and modified to form the primary distributor road serving the site. Upton Lane forms an historic thoroughfare and the road route or its historical presence will need to be conserved in the development. It is desirable for the viaduct bridge to remain open to pedestrian and cyclist movements. Significant and effective pedestrian and cycle links will be provided along Stanton Road, into and through the development to encourage safe and sustainable patterns of movement between the employment area and the town.</p> <p>Appropriate public transport links should be provided linking to parking facilities on the site to support wider use including the possibility for electric vehicle charging points. The potential to operate a dedicated Park and Ride service should also be investigated. Natural environment assets in proximity to the site and any priority habitats will be safeguarded and buffered. Site design and layout will respect any local heritage assets and the potential for archaeological deposits which will be recorded. Green infrastructure will protect the settings for any identified heritage assets. Historic field patterns and hedgerows will be retained by Green Infrastructure within the grain of the development. Any removal of trees or hedgerows will be replaced as part of the structural planting for the employment area.</p>

- Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);
 Purpose 2 (merging of neighbouring towns);
 Purpose 3 (safeguarding countryside from encroachment);
 Purpose 4 (preserving setting/character of historic towns); and
 Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

*Green Belt Purposes
 (where applicable):

Site Assessment - Stage 3	
Site Reference:	SHF018c
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	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 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 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 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>	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 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>	hedgerows, mature trees, groups of trees and blocks of woodland within and around 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 publicly accessible woodland, around existing blocks of woodland
<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>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Good
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Page 1277 Fair

Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Good
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	<p>The site is located to the east of Shifnal. Shifnal is located in east Shropshire on the A5/M54 Corridor - an area with a strong functional relationship to the Black Country.</p> <p>Shifnal benefits from strong road links to the Black Contry (around 8 miles to the east) via both the M54/A5 corridor and the A41 corridor.</p> <p>Shifnal benefits from a railway station, which is a regular stop on the Shrewsbury to Wolverhampton line. This railway station is within reasonable walking distance for the majority of the town.</p>
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Shifnal's proximity and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.
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 close to but outside the core zone that lies further to the east along Stanton Road.</p> <p>The site is situated at Shifnal, which benefits from proximity to the Black Country and strong transport links via the M54/A5 corridor and a railway station on the Shrewsbury to Wolverhampton line. The site is also of a sufficient scale to accommodate a meaningful proportion of the proposed contribution to the unmet need of the Black Country, should it be identified as a proposed allocation.</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	Protect land within the Green Belt

<p>Reasoning</p>	<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> <p>Whilst the site's size and location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire. The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
<p>Further Main Modifications Required</p>	<p>No</p>
<p>If proposed for Allocation, Potential Capacity:</p>	
<p>If proposed for Allocation Design Requirements:</p>	

Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);
 Purpose 2 (merging of neighbouring towns);
 Purpose 3 (safeguarding countryside from encroachment);
 Purpose 4 (preserving setting/character of historic towns); and
 Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

***Green Belt Purposes (where applicable):**

Site Assessment - Stage 3	
Site Reference:	SHF018d
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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 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 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>	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 Management of Constraints:</i>	Heritage Assessment required with application (archaeological desk based assessment + evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	hedgerows and scattered trees within and around 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 enhance tree cover in association with future development. Seek to link to / expand offsite woodland to the east
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments 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 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 Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Poor
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair

Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	<p>The site is located to the east of Shifnal. Shifnal is located in east Shropshire on the A5/M54 Corridor - an area with a strong functional relationship to the Black Country.</p> <p>Shifnal benefits from strong road links to the Black Contry (around 8 miles to the east) via both the M54/A5 corridor and the A41 corridor.</p> <p>Shifnal benefits from a railway station, which is a regular stop on the Shrewsbury to Wolverhampton line. This railway station is within reasonable walking distance for the majority of the town.</p>
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Shifnal's proximity and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.
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 would have a Fair sustainability rating for employment use only (both in the context of the settlement and accommodating a contribution to the Black Country). The limited accessibility to Shifnal's facilities gives a poor rating for housing use (in the context of the settlement), although it achieves a fair rating in the context of accommodating a contribution to the Black Country. The site lies in a Source Protection Zone encompassing Shifnal town close to but outside the core zone that lies to the west along Stanton Road.</p> <p>The site is situated at Shifnal, which benefits from proximity to the Black Country and strong transport links via the M54/A5 corridor and a railway station on the Shrewsbury to Wolverhampton line. The site is also of a sufficient scale to accommodate a meaningful proportion of the proposed contribution to the unmet need of the Black Country, should it be identified as a proposed allocation.</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	Remove land from Green Belt and allocate for employment development alongside site SHF018b. These sites have a combined capacity of around 39 hectares (15.6 hectares net) (30 hectares of which form part of the proposed contribution to unmet needs forecast to arise in the Black Country).

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 combination with SHF018b, in close proximity to the existing, poor quality employment area of Shifnal Industrial Estate would constitute a strategic employment allocation which due to its size and location has the potential to form both a local and regionally important employment centre. It has the capacity to redress the employment needs of the town and provide sufficient employment land to accommodate the entirety of the proposed 30ha contribution to the employment land need forecast to be arise within the Black Country.</p> <p>Accommodating part of the proposed contribution to the Black Country on this site will contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>These land releases may also provide related highway improvements to Upton Lane which links south to the A464 Wolverhampton Road.</p> <p>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> <p>This site would be complemented by the safeguarding of sites SHF018a and P14.</p> <p>Development of the site would be considered to constitute sustainable development, informed by careful consideration of identified opportunities and constraints. Whilst the site is located within the Green Belt, it is considered that exceptional circumstances exist to justify the release of this land for employment, as documented within the new Green Belt Topic Paper.</p>
Further Main Modifications Required	<p style="text-align: center;">Yes:</p> <p>Draft Policies SP2 and S15 to be amended to reflect the fact that 30ha of the employment land proposed on this site and SHF018d forms the entirety of the proposed contribution towards the unmet employment land needs forecast to arise within the Black Country.</p>
If proposed for Allocation, Potential Capacity:	<p>SHF018b and SHF18d have a combined capacity of around 39 hectares (15.6 hectares net) of employment land (30 hectares of which form part of the proposed contribution to unmet needs forecast to arise in the Black Country).</p>
If proposed for Allocation Design Requirements:	<p>Site SHF018b will be developed as part of a larger employment area with SHF018d to provide serviced land for a broad range of Class B uses with a proportion of other employment generating uses and ancillary service uses to improve the sustainability of the employment area. Consideration should also be given to the relationship with the adjacent Shifnal Industrial Estate and the capacity for the existing development to create a secondary access and for the new development to release the pressure within the existing estate and to improve the character, quality and operation of the existing estate. The development should create a campus style, employment area on the edge of town to enclose the built form of development and any off site infrastructure within the Green and Blue Infrastructure networks. Infrastructure to include a strategic electricity/power supply and sustainable drainage system comprising multi-stage sustainable drainage and water treatment facilities, informed by a sustainable drainage strategy. This will serve to create strong boundaries to the employment area to separate the development from the Green Belt and the surrounding rural landscape. At the boundary with Shifnal Industrial Estate, a looser boundary treatment may be considered to support the operation of the functional relationship between these two employment areas. The development of this site will be in accordance with a vision, design code and masterplan prepared in consultation with the public and adopted as a Supplementary Planning Document by Shropshire Council. A construction management plan will be prepared to inform the development of the site. Strategic Transport Assessment and Transport evidence will be required to assess the effects of the development and the cumulative growth of Shifnal on the M54 Junction 3 and the A41/Stanton Road junction. The sites should be serviced from the A41/M54 Junction 3 along Stanton Road with traffic restrictions on commercial vehicle movements to the site using the A464 / Aston Street through Shifnal via the town centre. Sites SHF18b and SHF18d will share a principal access from Stanton Road to serve the employment area and Upton Lane to the viaduct bridge at the rail line will be improved and modified to form the primary distributor road serving the site. Upton Lane forms an historic thoroughfare and the road route or its historical presence will need to be conserved in the development. It is desirable for the viaduct bridge to remain open to pedestrian and cyclist movements. Significant and effective pedestrian and cycle links will be provided along Stanton Road, into and through the development to encourage safe and sustainable patterns of movement between the employment area and the town.</p> <p>Appropriate public transport links should be provided linking to parking facilities on the site to support wider use including the possibility for electric vehicle charging points. The potential to operate a dedicated Park and Ride service should also be investigated. Natural environment assets in proximity to the site and any priority habitats will be safeguarded and buffered. Site design and layout will respect any local heritage assets and the potential for archaeological deposits which will be recorded. Green infrastructure will protect the settings for any identified heritage assets. Historic field patterns and hedgerows will be retained by Green Infrastructure within the grain of the development. Any removal of trees or hedgerows will be replaced as part of the structural planting for the employment area.</p>

- Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);
 Purpose 2 (merging of neighbouring towns);
 Purpose 3 (safeguarding countryside from encroachment);
 Purpose 4 (preserving setting/character of historic towns); and
 Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

*Green Belt Purposes
 (where applicable):

Site Assessment - Stage 3	
Site Reference:	SHF019
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair

Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	<p>The site is located to the south-east of Shifnal. Shifnal is located in east Shropshire on the A5/M54 Corridor - an area with a strong functional relationship to the Black Country.</p> <p>Shifnal benefits from strong road links to the Black Contry (around 8 miles to the east) via both the M54/A5 corridor and the A41 corridor.</p> <p>Shifnal benefits from a railway station, which is a regular stop on the Shrewsbury to Wolverhampton line. This railway station is within reasonable walking distance for the majority of the town.</p>
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Shifnal's proximity and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.
Strategic Considerations:	<p>This larger, gently sloping greenfield site (10ha) is situated to the south of Shifnal adjoining the A464 Wolverhampton Road. This site has the potential for an appropriate highway junction with signage and traffic calming to form a new gateway to Shifnal particularly marked by an extension of the speed restricted zone. However, SHF019 on its own has only limited potential because it does not form a secondary frontage with Park Lane to the south. A new gateway at SHF019 would have the potential along with site P15b(west) to provide the highway entry point into the larger area of safeguarded land south and west of the town identified in site SHF034 which is proposed to be released from the Green Belt and safeguarded for an extension to Shifnal to meet the future development needs of the town. The land around SHF019 is currently located within the Green Belt and the release of land would have a moderate-high harm to the Green Belt. However, SHF019 would have a lower, moderate harm due to its relative position adjacent to the ridgeline that lies to the south of the site and separates the land from the wider Green Belt. The release of this land with the collection of sites in SHF034 to the south and west of Shifnal would facilitate the provision of a strategic highway link from the A464 (south) to the A4169 (south west) to reduce congestion on the highway network through the town and locally on the constrained Park Lane as part of a significant urban extension to meet Shifnal's future development needs beyond 2038. SHF019 is close to the built form of the town with the adjacent safeguarded sites SHF015 and SHF029 now proposed for residential development. The varying topography influences its landscape sensitivity to medium-low but the land remains visible with medium-high 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 that encompasses Shifnal town but is some distance from the core zone located on Stanton Road to the north.</p> <p>The site is situated at Shifnal, which benefits from proximity to the Black Country and strong transport links via the M54/A5 corridor and a railway station on the Shrewsbury to Wolverhampton line. The site is also of a sufficient scale to accommodate a meaningful proportion of the proposed contribution to the unmet need of the Black Country, should it be identified as a proposed allocation.</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	Remove land from Green Belt and safeguard 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 P15b(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 lane 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 sites P16 and SHF017. The release of SHF019 is considered to be justified in order to deliver the new strategic link from the A4169 to the A464 in combination with sites P15b(west), P16 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 the A4169 Bridgnorth Road. This will further contribute to the long term provision of new housing and create a future opportunity for a one way gyratory system via a railway under-pass to link to the A464 (west) in combination with the sister under-pass on Innage Road. These land parcel may accommodate employment development within the broad range of land parcels that may be released as site SHF034 to the south and west of the town. To complement these proposals, 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> <p>Whilst the site's size and location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p>
Further Main Modifications Required	No
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);
 Purpose 2 (merging of neighbouring towns);
 Purpose 3 (safeguarding countryside from encroachment);
 Purpose 4 (preserving setting/character of historic towns); and
 Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

***Green Belt Purposes
 (where applicable):**

Site Assessment - Stage 3	
Site Reference:	SHF019VAR
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	8%
<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, SHF019VAR 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>	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. Assuming review and extension of 30 speed limit and traffic calming/gateway.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Page 1288 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>	Protection of ponds on and adjacent to the site will reduce the no. of houses possible.
<i>Ecology Comments Other Constraints:</i>	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-western boundary. Retention and protection of the ponds (with appropriate buffers) will reduce the no. of houses possible. Given the number of known GCN ponds in the area, a large amount of mitigation land is likely to be required. Requires botanical survey, EclA and surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds. Hedgerows, trees and ponds will need to be 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>	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>	TPO on land adjacent northern boundary
<i>Tree Comments Other Constraints:</i>	hedgerows, mature trees, groups of trees within and around site. Pond in south-west 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>	enhance tree cover within site, to deliver net gain for biodiversity. Retain pond and expand tree cover around it within public open space as part of future development
<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>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair

Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	The site is located to the south-east of Shifnal. Shifnal is located in east Shropshire on the A5/M54 Corridor - an area with a strong functional relationship to the Black Country. Shifnal benefits from strong road links to the Black Contry (around 8 miles to the east) via both the M54/A5 corridor and the A41 corridor. Shifnal benefits from a railway station, which is a regular stop on the Shrewsbury to Wolverhampton line. This railway station is within reasonable walking distance for the majority of the town.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Shifnal's proximity and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.
Strategic Considerations:	This extended greenfield site comprises SHF019 (10ha) which is a gently sloping greenfield site that runs into the western portion of site P15b of similar character. These combined sites provide an extended development opportunity comprising SHF019 to the north fronting the A464 Wolverhampton Road and site P15b(west) to the south fronting Park Lane. The two sites together offer the potential for an appropriate highway junction with signage and traffic calming to form a new gateway to Shifnal particularly marked by an extension of the speed restricted zone. This new gateway would provide the highway entry point into the larger area of safeguarded land south and west of the town proposed for a future extension to Shifnal to meet the future development needs of the town. The addition of site P15b(west) to site SHF019 to form SHF019VAR would enable a new highway to pass from the A464 to Park Lane to connect with the extended land mass identified as site SHF034. The two sites combined in SHF019VAR (SHF019 and P15bwest) are currently located within the Green Belt where the release of land in this locality would have a moderate-high harm to the Green Belt. SHF019VAR would have a lower, moderate harm due to the relative position of these adjacent sites behind the ridgeline that lies to the south of site SHF019VAR. The release of SHF019VAR as part of SHF034 combining parcels to the south and west of Shifnal would facilitate the provision of a strategic highway link from the A464 (south) to the A4169 (south-west). This would help to reduce congestion on the highway network through the town and locally on the constrained Park Lane as part of a significant urban extension to meet Shifnal's future development needs beyond 2038. The release of SHF019VAR with other parcels to the west would particularly reduce traffic impacts on the constrained Park Lane that accommodates one of the primary schools serving Shifnal. SHF019VAR is close to the built form of the town with the adjacent safeguarded sites SHF015 and SHF029 now proposed for residential development. The varying topography in this area of Shifnal influences its landscape sensitivity to medium-low but the land remains visible with medium-high 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 Green Infrastructure 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 Fair sustainability rating due to the accessibility to some of Shifnal's facilities but the larger distance to the town centre and the relative environmental values of the site. The site lies in a Source Protection Zone that encompasses Shifnal town but is some distance from the core zone located on Stanton Road to the north. The site is situated at Shifnal, which benefits from proximity to the Black Country and strong transport links via the M54/A5 corridor and a railway station on the Shrewsbury to Wolverhampton line. The site is also of a sufficient scale to accommodate a meaningful proportion of the proposed contribution to the unmet need of the Black Country, should it be identified as a proposed allocation.
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	Remove this extended area of land from Green Belt and safeguard for future development

<p>Reasoning</p>	<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. SHF019VAR has the potential to provide an access to the A464 (south) and contribute to a large scale housing development with sites P15b(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 lane at Park Lane. SHF019VAR 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 SHF019VAR and the moderate-high harm to the Green Belt from the release of sites P16 and SHF017. The release of SHF019VAR is considered to be justified in order to deliver a new strategic link from the A4169 to the A464 in combination with sites P15b(west), P16 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 SHF017 (north) which lies to the north of the A4169 Bridgnorth Road. This will further contribute to the long term provision of new housing and create a future opportunity for a one way gyratory system via a railway under-pass to link to the A464 (west) in combination with the sister under-pass on Innage Road. These land parcel may accommodate employment development within the broad range of land parcels that may be released as site SHF034 to the south and west of the town. To complement these proposals, 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> <p>Whilst the site's size and location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p>
<p>Further Main Modifications Required</p>	<p>No</p>
<p>If proposed for Allocation, Potential Capacity:</p>	
<p>If proposed for Allocation Design Requirements:</p>	

- Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);
- Purpose 2 (merging of neighbouring towns);
- Purpose 3 (safeguarding countryside from encroachment);
- Purpose 4 (preserving setting/character of historic towns); and
- Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

***Green Belt Purposes (where applicable):**

<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Due to small scale of development
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 Other Constraints:</i>	There is a GCN breeding pond across the road to the east of the site. Mitigation land may be required on the site. Requires EclA and surveys for bats, GCNs (ponds within 250m), badgers and nesting birds. Hedgerows and trees will need to be buffered.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance hedgerows/tree lines. 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>	small site restricted by mature trees particularly on eastern boundary
<i>Tree Comments Other Constraints:</i>	trees to east and southern 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>	landscaping potential limited by small size of site
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Noise source from depot and access to allege lane industrial site noise sources. Possible contaminated land.
<i>Public Protection Comments Management of Constraints:</i>	
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair

Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	<p>The site is located to the east of Shifnal. Shifnal is located in east Shropshire on the A5/M54 Corridor - an area with a strong functional relationship to the Black Country.</p> <p>Shifnal benefits from strong road links to the Black Contry (around 8 miles to the east) via both the M54/A5 corridor and the A41 corridor.</p> <p>Shifnal benefits from a railway station, which is a regular stop on the Shrewsbury to Wolverhampton line. This railway station is within reasonable walking distance for the majority of the town.</p>
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	<p>Whilst Shifnal's proximity and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution.</p>
Strategic Considerations:	<p>Site SHF021 forms a small rectangular paddock adjacent to an area of mixed residential and employment allocations. The development of the allocated land will extend the built form of the town to join with the peripheral developments of the Shifnal Hillcrest School and the existing Shifnal Industrial Estate. Site SHF021 has a large frontage to Lamledge Lane with an existing gated field entrance and would require an appropriate highway junction and provision of a footway to link to the existing footway network to the north where Lamledge Lane forms a junction with Aston Road. The site has no known flood risks either from watercourses or surface water runoff. The distance from the current built form of the town also suggests limited heritage value but as part of the larger land parcels the archaeological potential of the site may need to be investigated. The site does lie over a Source Protection Zone encompassing the east of Shifnal but SHF021 is some distance from the core zone located on Stanton Road to the north. The site would require detailed ecological assessment and protection of the trees and hedgerows on the eastern boundary. The need to protect trees and hedgerows and to enhance the Green Infrastructure network in this part of town would constrain the site capacity particularly in the east of the site. Noise assessment is required due to proximity to the surrounding employment uses and the commercial traffic using Lamledge Lane with appropriate mitigation measures to be provided in the layout, design, materials and landscaping of the built development to provide satisfactory standards of residential amenity. The site has a fair sustainability rating due to accessibility to some of Shifnal's facilities which mitigates for the potential effects of the environmental values of the site. The site is situated in Shifnal, which benefits from proximity to the Black Country and strong transport links via the M54/A5 corridor and a railway station on the Shrewsbury to Wolverhampton line. However, given the scale of the site it is unlikely that in isolation it could accommodate a meaningful proportion of the proposed contribution to the unmet need of the Black Country.</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

<p>Reasoning</p>	<p>This small development opportunity will remain as a pocket of agricultural land on the edge of an extensive area of mixed use development extending the built form of the town to the east. The site has the potential to complete the pattern of development in this location, to help meet the housing needs of the town and to provide new housing close to the existing and proposed new employment areas serving Shifnal. The development potential of the land requires further detailed assessment but the land lies within the development boundary, will soon form a stronger element of the built form of the town with direct access to the highway network and the capacity to join with the footway network. The detailed assessments may reveal the development potential of the site but the site is likely to have limited capacity for residential use due to its size and environmental qualities around the eastern boundary.</p> <p>Whilst the site's location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire. The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
<p>Further Main Modifications Required</p>	<p>No</p>
<p>If proposed for Allocation, Potential Capacity:</p>	
<p>If proposed for Allocation Design Requirements:</p>	

*Green Belt Purposes
(where applicable):

Site Assessment - Stage 3	
Site Reference:	SHF022
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair

Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	<p>The site is located to the south-east of Shifnal. Shifnal is located in east Shropshire on the A5/M54 Corridor - an area with a strong functional relationship to the Black Country.</p> <p>Shifnal benefits from strong road links to the Black Contry (around 8 miles to the east) via both the M54/A5 corridor and the A41 corridor.</p> <p>Shifnal benefits from a railway station, which is a regular stop on the Shrewsbury to Wolverhampton line. This railway station is within reasonable walking distance for the majority of the town.</p>
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	<p>Whilst Shifnal's proximity and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution.</p>
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 need for a noise assessment and mitigation as part of the 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 that encompasses Shifnal town but is some distance from the core zone located on Stanton Road to the north.</p> <p>The site is situated in Shifnal, which benefits from proximity to the Black Country and strong transport links via the M54/A5 corridor and a railway station on the Shrewsbury to Wolverhampton line. However, given the scale of the site it is unlikely that in isolation it could accommodate a meaningful proportion of the proposed contribution to the unmet need of the Black Country.</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?	Yes
Recommendation	Include this previously safeguarded land within the development boundary and allocate for housing development

<p>Reasoning</p>	<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> <p>Whilst the site's location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p>
<p>Further Main Modifications Required</p>	<p>No</p>
<p>If proposed for Allocation, Potential Capacity:</p>	<p>around 100 dwellings with SHF023 part</p>
<p>If proposed for Allocation Design Requirements:</p>	<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>

*Green Belt Purposes
(where applicable):

Site Assessment - Stage 3	
Site Reference:	SHF023
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	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. 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. 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.
<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>	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>	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.
<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 publicly 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>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair

Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	<p>The site is located to the south-east of Shifnal. Shifnal is located in east Shropshire on the A5/M54 Corridor - an area with a strong functional relationship to the Black Country.</p> <p>Shifnal benefits from strong road links to the Black Contry (around 8 miles to the east) via both the M54/A5 corridor and the A41 corridor.</p> <p>Shifnal benefits from a railway station, which is a regular stop on the Shrewsbury to Wolverhampton line. This railway station is within reasonable walking distance for the majority of the town.</p>
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	<p>Whilst Shifnal's proximity and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution.</p>
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 that encompasses Shifnal town but is some distance from the core zone located on Stanton Road to the north. The site is situated in Shifnal, which benefits from proximity to the Black Country and strong transport links via the M54/A5 corridor and a railway station on the Shrewsbury to Wolverhampton line. However, given the scale of the site it is unlikely that in isolation it could accommodate a meaningful proportion of the proposed contribution to the unmet need of the Black Country.</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 but only the southern portion of the larger site
Potential for Allocation?	Yes but only the southern portion of the larger site
Recommendation	<p>Include the previously safeguarded land fronting the A464 up to and including Revells Rough within the development boundary and allocate for housing development</p> <p>The land north of Revells Rough to remain outside the development boundary and be safeguarded for future development</p>

<p>Reasoning</p>	<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> <p>Whilst the site's location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p>
<p>Further Main Modifications Required</p>	<p>No</p>
<p>If proposed for Allocation, Potential Capacity:</p>	<p>around 100 dwellings with SHF022</p>
<p>If proposed for Allocation Design Requirements:</p>	<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>

*Green Belt Purposes
(where applicable):

<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Small scale development
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	24
<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	Requires surveys for bats and nesting birds.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance hedgerows/tree lines. 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>	Site located partially within and adjacent to the Shifnal Conservation Area and potentially within the settings of a number of listed buildings. Currently occupied by a number of buildings that may comprise non-designated heritage assets. Also located within the medieval core of Shifnal and may have high archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on character and appearance of CA and settings of LBs; historic buildings assessment; archaeological DBA + evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	residential hedges border western boundary
<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>	enhance tree cover within site, to deliver net gain for biodiversity.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Noise sources of main roads. Contaminated land survey will be required.
<i>Public Protection Comments Management of Constraints:</i>	Contaminated land survey. Noise assessment.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Good
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Good

Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Good
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	<p>The site is located in the centre of Shifnal. Shifnal is located in east Shropshire on the A5/M54 Corridor - an area with a strong functional relationship to the Black Country.</p> <p>Shifnal benefits from strong road links to the Black Contry (around 8 miles to the east) via both the M54/A5 corridor and the A41 corridor.</p> <p>Shifnal benefits from a railway station, which is a regular stop on the Shrewsbury to Wolverhampton line. This railway station is within reasonable walking distance for the majority of the town.</p>
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Whilst Shifnal's proximity and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution.
Strategic Considerations:	<p>This brownfield site is currently in a productive use as a retail vehicular sales places and repair workshop in the retail core of the town with direct access to the highway network from a service road on the frontage to Cheapside/Bradford street and a secondary access to Shrewsbury Road. The current use would indicate the need for investigation of possible ground contamination with treatment during any redevelopment of the land. The site has no known watercourse flooding risk and only a small peripheral risk of surface water flooding in severe conditions. The site has the potential for a small scale redevelopment opportunity but residential use would reduce the floorspace in the retail core. The location in the retail core on a principal junction between Shrewsbury Road and Bradford Street would require a noise assessment of highway traffic movements. This assessment may require appropriate mitigation measures in the layout, design, materials and landscaping of any built development particularly to provide satisfactory standards of residential amenity in an housing redevelopment. The site will require a heritage impact assessment as it lies within the medieval core of Shifnal and partially within and adjacent to the Shifnal Conservation Area and in the setting of a number of listed buildings. The assessment should consider impacts on the character and appearance of the Conservation Area, investigation of the archaeological potential of the site and the presence of non-designated heritage assets on the site. Any redevelopment will require strengthening of the Green Infrastructure network including the protection of hedgerows on the western boundary. The site lies over a Source Protection Zone covering Shifnal town but is some distance from the core zone located on Stanton Road to the east.</p> <p>The site is situated in Shifnal, which benefits from proximity to the Black Country and strong transport links via the M54/A5 corridor and a railway station on the Shrewsbury to Wolverhampton line. However, given the scale of the site it is unlikely that in isolation it could accommodate a meaningful proportion of the proposed contribution to the unmet need of the Black Country.</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?	Yes
Potential for Allocation?	No
Recommendation	Land within existing Shifnal development boundary

<p>Reasoning</p>	<p>This small site should continue in its current use provided the site and location remain viable for this business use. The redevelopment of the site has the potential to contribute to the range of uses and the vitality and viability of the retail core of the town. The redevelopment potential of the land requires further detailed assessment but the land lies within the development boundary, forms an integral part of the urban form and retail area with direct access to the highway network and is well served by the footway network. The detailed assessments may reveal the site has ground contamination but forms a significant part of the heritage of this historic town.</p> <p>Whilst the site's location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire. The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
<p>Further Main Modifications Required</p>	<p>No</p>
<p>If proposed for Allocation, Potential Capacity:</p>	
<p>If proposed for Allocation Design Requirements:</p>	

*Green Belt Purposes
(where applicable):

<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Small scale development.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	23
<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	Requires surveys for bats and nesting birds.
<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance hedgerows/tree lines. 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>	Site located partially within and adjacent to the Shifnal Conservation Area. Currently occupied by a former works industrial that is likely to comprise non-designated heritage assets. Also located within the post-medieval core of Shifnal and may have some archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on character and appearance of CA; historic buildings assessment; archaeological DBA + evaluation).
<i>Heritage Comments Opportunities:</i>	A scheme which seeks to retain and convert elements of the most significant former works buildings would help to conserve and enhance the character and appearance of the Conservation Area
<i>Tree Comments Significant Constraints:</i>	conservation area
<i>Tree Comments Other Constraints:</i>	hedge to southern boundary and a few trees within the 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>	limited opportunity for small scale tree planting to enhance urban tree cover
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Contaminated land investigation required, noise assessment for Shrewsbury and Victoria Road.
<i>Public Protection Comments Management of Constraints:</i>	
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Good
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair

Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Good
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	<p>The site is located in the centre of Shifnal. Shifnal is located in east Shropshire on the A5/M54 Corridor - an area with a strong functional relationship to the Black Country.</p> <p>Shifnal benefits from strong road links to the Black Contry (around 8 miles to the east) via both the M54/A5 corridor and the A41 corridor.</p> <p>Shifnal benefits from a railway station, which is a regular stop on the Shrewsbury to Wolverhampton line. This railway station is within reasonable walking distance for the majority of the town.</p>
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Whilst Shifnal's proximity and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution.
Strategic Considerations:	<p>This brownfield site accommodates a former industrial works but is a relatively high quality sandstone building with the potential to be a non-designated heritage asset worthy of retention and conversion to a new use to conserve and enhance the character and structure of the building . The site will require a heritage impact assessment as it lies within the medieval core of Shifnal and partially within and adjacent to the Shifnal Conservation Area and in the setting of a number of listed buildings. The assessment should consider impacts on the character and appearance of the Conservation Area, investigation of the archaeological potential of the site and the presence of non-designated heritage assets on the site. The site has direct access to the highway network from a generous drop kerb access on Shrewsbury Road with the potential for a secondary rear access to Victoria Road subject to traffic flows and on street parking constraints on these accesses. The previous industrial use of the site indicates the need for investigation of possible ground contamination with treatment during any redevelopment of the land. The site has no known watercourse flooding risk and no known surface water flooding even in severe conditions. The site has the potential for a small scale redevelopment opportunity but residential use would require a noise assessment of highway traffic movements with appropriate mitigation measures in the layout, design, materials and landscaping of any built development to provide satisfactory standards of residential amenity. Any redevelopment will require strengthening of the Green Infrastructure network including the protection of hedgerows on the southern boundary and trees within the site which contribute to the character of the Conservation Area. The site lies over a Source Protection Zone covering Shifnal town but is some distance from the core zone located on Stanton Road to the east.</p> <p>The site is situated in Shifnal, which benefits from proximity to the Black Country and strong transport links via the M54/A5 corridor and a railway station on the Shrewsbury to Wolverhampton line. However, given the scale of the site it is unlikely that in isolation it could accommodate a meaningful proportion of the proposed contribution to the unmet need of the Black Country.</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?	Yes
Potential for Allocation?	No
Recommendation	Land within existing Shifnal development boundary

Reasoning	<p>This small redevelopment opportunity requires a new productive use for these historical industrial buildings. They are of substantial construction and could offer attractive accommodation for either a contemporary employment or residential use. The redevelopment of the site for residential use has the potential to contribute to the range and choice of housing types and sizes in the town and is located close to the central retail area. The redevelopment potential of the land requires further detailed assessment but the lies within the development boundary, forms an integral part of the urban form, is close to the principal Five Ways Junction and is readily accessible to the strategic routes into/out of town on the A4169 and the A464 to M54 Junction 4. The site is well served by the urban highway network and footway network to the front and rear of the site. The detailed assessments may reveal ground contamination but the site has the potential to be confirmed as a significant element of the industrial heritage of this historic town.</p> <p>Whilst the site's location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire. The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
Further Main Modifications Required	<p style="text-align: center;">No</p>
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

*Green Belt Purposes
(where applicable):

Site Assessment - Stage 3	
Site Reference:	SHF029
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	The site forms an Env. Network corridor and is covered by a TPO. The site may contain priority grassland habitat - botanical survey required. If priority habitats are present then the site should not be developed. 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. Requires botanical survey, ECLA and surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds.
<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.
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair

Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	<p>The site is located to the south-east of Shifnal. Shifnal is located in east Shropshire on the A5/M54 Corridor - an area with a strong functional relationship to the Black Country.</p> <p>Shifnal benefits from strong road links to the Black Contry (around 8 miles to the east) via both the M54/A5 corridor and the A41 corridor.</p> <p>Shifnal benefits from a railway station, which is a regular stop on the Shrewsbury to Wolverhampton line. This railway station is within reasonable walking distance for the majority of the town.</p>
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Shifnal's proximity and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.
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 that encompasses Shifnal town but is some distance from the core zone located on Stanton Road to the north.</p> <p>The site is situated at Shifnal, which benefits from proximity to the Black Country and strong transport links via the M54/A5 corridor and a railway station on the Shrewsbury to Wolverhampton line. The site is also of a sufficient scale to accommodate a meaningful proportion of the proposed contribution to the unmet need of the Black Country, should it be identified as a proposed allocation.</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?	Yes
Potential for Allocation?	Yes
Recommendation	Include this previously safeguarded land within the development boundary and allocate for housing development

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. Whilst the site's size and location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p>
Further Main Modifications Required	No
If proposed for Allocation, Potential Capacity:	around 65 dwellings with SHF015
If proposed for Allocation Design Requirements:	<p>Site SHF029 to be developed as a single scheme in conjunction with site SHF015 to provide a broad range of housing types to meet local needs. Development site excludes Beech House (non-designated heritage asset HER PRN 34751) with garden, curtilage building and frontage walling to A464. Beech House forms part of urban land and no longer safeguarded for future development. Consideration may be given to sympathetic restoration/conversion of house and curtilage buildings. Existing northern access to Beech House to be closed and sealed with existing gates retained. Beech House to be serviced from existing southern access. Highway junction to be situated at northern point on A454 frontage to provide safe junction with good visibility and appropriate measures to manage traffic speeds and highway safety. The development should provide access to the footway and cycling network along the A464 to improve access to local services using 'active travel' options to walk, 'wheel' or cycle to local services.</p> <p>The need to conserve Beech House, protect the setting from effects of development and to deliver a safe and visible highway junction to A464 may require removal of mature trees on A464 frontage with complementary planting within the site. Consideration to be given to internal highway layout within the site to make effective use of the developable land and to improve the accessibility of the dwellings to the main and secondary accesses to encourage 'active travel' options to reach local services. Development of site SHF029 to give consideration to secondary access to Park Lane through access strip from backland boundary of site. Secondary access to provide pedestrian and cycling access to Park Lane offering a potentially safer access to local services including the local primary school and with emergency vehicular access into the site only. Green Infrastructure network to be enhanced to strengthen existing woodland mature trees around site, provide SUDs drainage system along boundary to safeguarded land to exclude built development and protect site from surface water flooding, open space with equipped play space to be provided, allow foraging and passage of species through the site and use of habitat at site margins. Heritage impact assessment to consider the heritage value of Beech House and the effect of development on the setting of the heritage asset and to investigate the archaeological potential of the site. Noise assessment required due to proximity to A464 with appropriate mitigation measures provided in the layout, design, materials and landscaping of the built development to provide satisfactory standard of residential amenity.</p>

*Green Belt Purposes
(where applicable):

Site Assessment - Stage 3	
Site Reference:	SHF032
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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 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>	None
<i>Ecology Comments 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 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>	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 Management of Constraints:</i>	Heritage Assessment required with application (impact on settings of LBs + archaeological DBA).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	block of woodland adjacent north-west boundary and hedgerow and trees to west and southern 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 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>	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 Management of Constraints:</i>	Stand off distance, glazing and ventilation consideration and layout and orientation of dwellings to the road.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Good
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair

Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Good
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	<p>The site is located to the north-east of Shifnal. Shifnal is located in east Shropshire on the A5/M54 Corridor - an area with a strong functional relationship to the Black Country.</p> <p>Shifnal benefits from strong road links to the Black Contry (around 8 miles to the east) via both the M54/A5 corridor and the A41 corridor.</p> <p>Shifnal benefits from a railway station, which is a regular stop on the Shrewsbury to Wolverhampton line. This railway station is within reasonable walking distance for the majority of the town.</p>
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Shifnal's proximity and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.
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 tot eh 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 that encompasses Shifnal town but is some distance from the core zone located on Stanton Road to the north.</p> <p>The site is situated at Shifnal, which benefits from proximity to the Black Country and strong transport links via the M54/A5 corridor and a railway station on the Shrewsbury to Wolverhampton line. The site is also of a sufficient scale to accommodate a meaningful proportion of the proposed contribution to the unmet need of the Black Country, should it be identified as a proposed allocation.</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	Protect land within the Green Belt

<p>Reasoning</p>	<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> <p>Whilst the site's size and location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire. The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
<p>Further Main Modifications Required</p>	<p>No</p>
<p>If proposed for Allocation, Potential Capacity:</p>	
<p>If proposed for Allocation Design Requirements:</p>	

Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);
 Purpose 2 (merging of neighbouring towns);
 Purpose 3 (safeguarding countryside from encroachment);
 Purpose 4 (preserving setting/character of historic towns); and
 Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

***Green Belt Purposes (where applicable):**

Site Assessment - Stage 3	
Site Reference:	SHF033
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	<p>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.</p> <p>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.</p>
<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>	N
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	Y. If access onto Coppice Green La can be secured across strip of land between
<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>	Assuming access can be secure to Coppice Green Lane via Aston Hall track
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Page 1320 Y

<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Due to small scale development but would still add impact on Aston Street, Curriers lane and associated junctions
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	22
<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	The site lies within an Env. Network corridor. Requires botanical survey, EclA and surveys for bats, GCNs (ponds within 250m), badgers, reptiles and nesting birds. Hedgerows and trees will need to be 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>	
<i>Heritage Comments Significant Constraints:</i>	Site within walled garden and of the setting of Grade II* Aston Hall (NHLE ref. 1308059). Walled garden itself is likely to be deemed curtilage listed. Scheme in this location would only be possible if it could be justified as enabling development in line with Historic England's guidance.
<i>Heritage Comments Other Constraints:</i>	
<i>Heritage Comments Management of Constraints:</i>	
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	area TPO adjacent to south-east of site
<i>Tree Comments Other Constraints:</i>	mature trees to north, west and east boundaries
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. Ensure appropriate development stand-off from trees south of the site
<i>Tree Comments Opportunities:</i>	limited opportunity for small scale tree planting to enhance urban tree cover
<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>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Good
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair

Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Good
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	<p>The site is located to the north-east of Shifnal. Shifnal is located in east Shropshire on the A5/M54 Corridor - an area with a strong functional relationship to the Black Country.</p> <p>Shifnal benefits from strong road links to the Black Contry (around 8 miles to the east) via both the M54/A5 corridor and the A41 corridor.</p> <p>Shifnal benefits from a railway station, which is a regular stop on the Shrewsbury to Wolverhampton line. This railway station is within reasonable walking distance for the majority of the town.</p>
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	<p>Whilst Shifnal's proximity and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution.</p>
Strategic Considerations:	<p>Site SHF033 lies in the setting of the Grade II* listed Aston Hall and is the walled garden that supplied the former kitchens to the Hall. The site could be accessed along the access lane into the Aston Hall complex but development of the site would have some affect on the surrounding highway network and principal junctions. The site is in the Green Belt adjoining the boundary with the town along Coppice Green Lane. The release of the land for development would have a high level of harm on the Green Belt arising from the weakening of the role of the Green Belt in separating adjoining towns and the encroachment into the setting of the town. The site would require detailed ecological assessment and protection of the trees and hedgerows around the site and the Tree Protection order to the south-east boundary. The need to protect trees and hedgerows and to enhance the Green Infrastructure network in this part of town would constrain the site capacity although there are only limited opportunities to enhance the tree cover across the site. The site has no known watercourse flooding risk and no known surface water flooding even in severe conditions. The site will require a heritage impact assessment as it lies within the setting of Aston Hall and its curtilage listed structures. The assessment should consider impacts on the significance and setting of the Hall and investigate the archaeological potential of the site. The site lies over a Source Protection Zone that encompasses Shifnal town but is some distance from the core zone located on Stanton Road to the east.</p> <p>The site is situated in Shifnal, which benefits from proximity to the Black Country and strong transport links via the M54/A5 corridor and a railway station on the Shrewsbury to Wolverhampton line. However, given the scale of the site it is unlikely that in isolation it could accommodate a meaningful proportion of the proposed contribution to the unmet need of the Black Country.</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	Protect land within the Green Belt

<p>Reasoning</p>	<p>This small curtilage listed feature should be protected as part of the history and interpretation of Aston Hall. The site forms part of the Green Belt containing the town on its north-eastern edge where the wall, tree and hedgerow boundary help to strengthen the edge of the Green Belt along Coppice Green Lane. The development potential of the land would require further detailed assessment but the release of this small site from the Green Belt to deliver windfall residential development would require evidence of very special circumstances.</p> <p>Whilst the site's location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire. The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
<p>Further Main Modifications Required</p>	<p>No</p>
<p>If proposed for Allocation, Potential Capacity:</p>	
<p>If proposed for Allocation Design Requirements:</p>	

Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);
 Purpose 2 (merging of neighbouring towns);
 Purpose 3 (safeguarding countryside from encroachment);
 Purpose 4 (preserving setting/character of historic towns); and
 Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

***Green Belt Purposes
 (where applicable):**

Site Assessment - Stage 3	
Site Reference:	SHF034
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	2%
<i>Percentage of site in Flood Zone 2:</i>	2%
<i>Percentage of site in Flood Zone 1:</i>	98%
<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>	23%
<i>Percentage of the site benefitting from defence:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	2%
<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 three Green Belt parcels which have moderate and strong performance against purposes 2 and 4; and moderate performance against purpose 3. The Green Belt Review undertaken for Shropshire indicates that these Green Belt parcels, if released for development, would have a moderate-high and 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. One of the Green Belt parcels covering the site contains a sub-parcel (representing the entirety of the site within this particular parcel) which would have a moderate level of harm on the Green Belt.
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium-Low and Medium
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium and Medium-High
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium and Medium-High
<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>	Via a strategic link between Priorslee Road (link under railway bridge), A4169 and A464 but vehicular access onto Park Lane would be restricted.
<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>	Y. With appropriate junctions and speed limit reviews and extension and traffic calming on the radial routes.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	Y.

<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Y. Assuming checks are made on any adverse impact on Innage Road and Church Street and associated junctions and mitigation provided if necessary.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	19
<i>Ecology Comments Significant Constraints:</i>	Protection of ponds, Env. Network and GCNs will reduce the no. of houses possible.
<i>Ecology Comments Other Constraints:</i>	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. 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. There are GCN breeding ponds adjacent to the site. Retention and protection of the ponds (with appropriate buffers) will reduce the no. of houses possible. Given the number of known GCN breeding ponds in the area, a large amount of mitigation land is likely to be required, particularly in the south-eastern section of the site. Requires botanical survey, EclA and surveys for bats, GCNs (ponds within 500m), badgers, reptiles, otters, water voles, white-clawed crayfish, invertebrates and nesting birds. Hedgerows, trees and ponds will need to be 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>	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), setting of Grade II listed house known as The Terrace (NHLE ref. 1053636) and cluster of associated Grade II LBs at Shifnal Manor. 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. Site also includes a former brickworks (HER PRN 01825). Site includes non-designated historic buildings at Lodgehill Farm. Large size of site also suggests it may have other archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	TPOs adjacent site
<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
<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. Expand woodland cover along northern boundary and expand buffer along watercourse with a development stand-off
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Multiple noise sources including A4169 which will require noise assessment to ensure internal standards with windows open are achieved and impact on and from existing farm business off Park Lane marked as Lodghill farm. Brook known to flood.
<i>Public Protection Comments Management of Constraints:</i>	Noise survey, orientation, layout, standoff and working with existing business. Farm building use will likely be disturbing to residents.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Good
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair

Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Good
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	<p>The site is located to the south-west of Shifnal. Shifnal is located in east Shropshire on the A5/M54 Corridor - an area with a strong functional relationship to the Black Country.</p> <p>Shifnal benefits from strong road links to the Black Contry (around 8 miles to the east) via both the M54/A5 corridor and the A41 corridor.</p> <p>Shifnal benefits from a railway station, which is a regular stop on the Shrewsbury to Wolverhampton line. This railway station is within reasonable walking distance for the majority of the town.</p>
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Shifnal's proximity and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.
Strategic Considerations:	<p>This extended greenfield site comprises individual sites to the east with SHF019 (10ha) as a gently sloping greenfield site that runs into the western portion of site P15b of similar character running to Park Lane. The site then comprises individual sites to the west with P16 forming the land around the south of Lodgehill Farm and on the lower slopes of Lodge Hill and site SHF017 (south) forming the land around the north of Lodgehill Farm and along the woodland boundary to the urban edge of town, crossing the corridor of the Wesley Brook and fronting the A4169. Site SHF07 (north) continues to the north of the A4169 forming a gently sloping, open greenfield site adjoining the open urban edge of town and the green corridor along the railway embankment to the west of the town. of the west. These combined sites provide an extended development opportunity between the A464 Wolverhampton Road and the A4169 and would present a future opportunity to under pass the railway and link to the A464 west. These sites are located in the Green Belt where they serve to prevent urban development encroaching into the countryside and separate Shifnal from adjoining towns. The release of this land form the Green Belt would have a moderate-high harm to the Green Belt for sites SHF017 and P16. The local topography screens sites SHF019 and P15b west behind a ridgeline where the harm of release would be moderate. The landscape effects on the western parcels are medium-high lying below Lodge Hill but this screens the sites where the visual impact would be medium. To the east, the landscape impacts are medium and the visual impacts are medium-high where the land is open to views from the south and east but sites SHF019 and P15b west have the benefit of concealment behind the ridgeline. The land area is affected by the flood risks around the Wesley brook with its constrained watercourse through he town capable of being addressed by a roadway viaduct across the river channel and the creation of a Green Infrastructure network along the watercourse potentially to include public open space with equipped play space. There is a further risk of surface water flooding through local channels to the north-west and north- east within the site which are capable of being addressed through a SuDS system again to form part of the Green Infrastructure network. This would be supported by Ecological Assessment, Arboricultural Assessment and a Botanical Survey with the presence of protected or priority species requiring appropriate conservation, retention, mitigation and enhancement to sustain these as part of the Green Infrastructure network. This would consider the woodland boundary to the urban area, Tree Protection Order along the A4169 and strengthening of the green buffer along the rail line to the north. The site lies in the setting of a number of listed buildings requiring a Heritage Assessment including archaeological assessment to assess the historical significance. Proximity to the A464, A4169, rail line and to Lodgehill Farm would require a noise assessment with appropriate mitigation measures provided in the layout, design, materials and landscaping of the built development to provide satisfactory standard of residential amenity. Evidence of an infilled historical pond may suggest some ground contamination. The site has a Good sustainability rating due to the accessibility to some of Shifnal's out of centre facilities and the reasonable accessibility to the town centre. The site lies in a Source Protection Zone that encompasses Shifnal town but is some distance from the core zone located on Stanton Road to the north.</p> <p>The site is situated at Shifnal, which benefits from proximity to the Black Country and strong transport links via the M54/A5 corridor and a railway station on the Shrewsbury to Wolverhampton line. The site is also of a sufficient scale to accommodate a meaningful proportion of the proposed contribution to the unmet need of the Black Country, should it be identified as a proposed allocation.</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	<p style="text-align: center;">Protect the land north of the rail line within the Green Belt</p> <p style="text-align: center;">The extended area of land south of the rail line and extending though the A4169 and up to the A464 (south) to be removed from the Green Belt and safeguard for future development</p>

<p>Reasoning</p>	<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 that combine these sites to form SHF034 and contribute to a large scale housing development to meet the future needs of Shifnal. This would create a continuous link road between the two principal highways at A4169 and A464 to reduce congestion on the highway network through the town and locally on the constrained country lane at Park Lane. The release of SHF034 is considered to be justified to provide for the future needs of Shifnal delivering new strategic infrastructure investment, new housing opportunities, new community facilities and commercial services for the residents of the town and building on proposed highway improvements at Five Ways and Innage Road. The provision of new strategic highway to the A4169 and into site SHF017 (north) north of the A4169 Bridgnorth Road will facilitate the longer term provision of a roadway underpass linking the A464 west to create the potential for a one way gyratory system via the underpass onto the A464 and to return through the 'sister' under-pass at Innage Road. These land parcel may accommodate employment development within the broad range of land uses on site SHF034 however, 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 for SHF034.</p> <p>Whilst the site's size and location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p>
<p>Further Main Modifications Required</p>	<p>No</p>
<p>If proposed for Allocation, Potential Capacity:</p>	
<p>If proposed for Allocation Design Requirements:</p>	

Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);
 Purpose 2 (merging of neighbouring towns);
 Purpose 3 (safeguarding countryside from encroachment);
 Purpose 4 (preserving setting/character of historic towns); and
 Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

***Green Belt Purposes (where applicable):**

Site Assessment - Stage 3	
Site Reference:	SHF035
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	14%
<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>	<p>Within the Green Belt Assessment undertaken for Shropshire this site is considered within two Green Belt parcels (P15 and BA2). The assessment indicates that these parcels make no contribution against purposes 1a and 1b; perform moderately against purpose 2 and purpose 4; and performs either moderately or strongly against purpose 3.</p> <p>Within the Green Belt Review undertaken for Shropshire the element of the site located within P15 is considered, however Parcel BA2 (which contains a large portion of the site) was not specifically assessed. The review of parcel P15 indicates that there would be moderate-high harm to the Green Belt resulting from release (although a sub-parcel containing a small portion of this site would have moderate harm to the Green Belt if released).</p> <p>Within the Green Belt Review, the element of the site within parcel P15 is also considered within sub-opportunity area (Sh-1 and Sh-2), furthermore a sub-area of the parcel is also considered within opportunity area Sh-1a. The review of opportunity areas Sh-1 and Sh-2 indicates that there would be high harm to the Green Belt resulting from release. The review of sub-opportunity areas Sh-1a indicates that there would be moderate harm to the Green Belt resulting from release.</p>
<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>	<p>The site has three existing highway access points. Two of the existing accesses are on to minor roads, Lamledge Lane and Upton Lane with restricted width and forward visibility. Therefore, access to the site without improvements to Lamledge Lane and Upton Lane would need to be via the A464. The Development would provide an opportunity to upgrade the existing Junction on to the A464. Upton Crossroads is an Accident Cluster site due to the high approach speeds and restricted visibility for vehicles emerging on to the A464. The site appears to include land that would enable these improvements to be delivered if needed.</p> <p>If developed as a strategic site it is assumed that local services / facilities would be provided within a master plan that gave priority to sustainable modes of transport for local trips to these facilities. The nearest schools is St Andrews Primary School which is approximately 2km from the centre of the site and are linked by a continuous footway, which would require upgrading. The nearest convenience store and GP is in Shifnal Town Centre are approximately 2.5km from the centre of the site and are linked by a continuous footway.</p>
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	

<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):	
<i>Ecology Comments Significant Constraints:</i>	HRA may be required for any employment use that generates airborne pollution or road traffic including HGVs. Detailed emissions modelling would be required due to proximity of designated wildlife sites. See LPR HRA.
<i>Ecology Comments Other Constraints:</i>	There is a patch of priority habitat woodland on the site that is TPO'd and within the Env. Network. This area should be retained and appropriately buffered. The eastern and southern boundaries form Env. Network corridors. There is a pond within the woodland and many others within 500m Requires an Kacia and surveys for bats, GCN (ponds within 500m), badgers 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>	No known archaeological interest but site is of a large size, so may have some archaeological potential. Site detached from existing built edge of town, so development likely to be incongruous in relation to the semi-rural character of the immediate surroundings.
<i>Heritage Comments Other Constraints:</i>	Heritage Assessment required with application (archaeological DBA + field evaluation).
<i>Heritage Comments Management of Constraints:</i>	
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Trees and groups of trees and hedgerows associated with large ponds to the west of the site.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. Ensure appropriate development stand-off from trees and woodland.
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to enhance tree cover in association with future development. Incorporate good trees and tree groups as part of open space within development and plan strategically for a network of connected green infrastructure. Look to connect to / expand block of woodland to the west of the site.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Noise from road to south and rail to north. Potential contaminated land (not had access to systems to check on this aspect). Possible odour from farm buildings close to edge of site.
<i>Public Protection Comments Management of Constraints:</i>	Remediation likely to be available for contaminated land. Appropriate assessments will be necessary. Noise mitigation likely to be available. As a first option it is recommended that noise sensitive receptors (residential properties) are provided with sufficient distance from noise sources to avoid issues. Where this is not possible good design and layout including orientation and layout of development, glazing barriers including fencing and bunding, mechanical ventilation. Odour concerns can be reduced by having separation distance from odour sources and where possible not placing residential down wind from odour sources.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair

Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Good
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	<p>The site is located to the south-east of Shifnal. Shifnal is located in east Shropshire on the A5/M54 Corridor - an area with a strong functional relationship to the Black Country.</p> <p>Shifnal benefits from strong road links to the Black Contry (around 8 miles to the east) via both the M54/A5 corridor and the A41 corridor.</p> <p>Shifnal benefits from a railway station, which is a regular stop on the Shrewsbury to Wolverhampton line. This railway station is within reasonable walking distance for the majority of the town.</p>
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Shifnal's proximity and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.
Strategic Considerations:	<p>This extended greenfield site comprises two Green Belt land parcels at P15 and Broad Area 2 (BA2) which comprise an open ridgeline running north towards the rail line enclosing two large man made but naturalising ponds within parcel P15 and open land sloping downwards to the east into the Green Belt as part of BA2. This second area includes a third agricultural pond with a dedicated highway access from Upton Lane which itself is located in the centre west of the land. Parcel P15 adjoins proposed housing allocations SHF023 and SHF022 on the south west boundary will become part of the built form of the town. To the north up to the rail line, the land is partially separated from the built form of Shifnal by the exclusion of sites P15a and SHF023(north) with the important local route of Lamledge Lane that forms a local road viaduct over the rail line and leads into the north and centre of the town and passes Shifnal Industrial Estate. This route, more than Upton Lane, provides direct access to the town by means other than private motor vehicles. The two areas of P15 and BA2 combined provide an extended development opportunity served from the A464 to provide for the future housing needs of Shifnal. This proposed areas for housing would have direct access to the proposed new employment area on Upton Lane to the north of the rail line to help create a sustainable development option to the east of Shifnal. The road viaduct of Upton Lane over the rail line is proposed to be closed with the development of an employment area on sites SHF018b and SHF018d and to maintain this road route would require investment in Upton Lane and the road viaduct over the rail line. The sites are located in the Green Belt where they serve to prevent urban development encroaching into the countryside and help protect the setting to this historic town. The release of this land from the Green Belt would have a moderate-high harm to the Green Belt for parcel P15. This has a more complicated set of relationships when considering sub-opportunity areas and the fact that BA2 was not assessed in the Green Belt Review. The assessment of sub-opportunity areas indicates land in the west has a lower, moderate harm from release but in the east the impact is moderate-high at least and may have a high harm as the land extends east into the Green Belt. Evidence submitted by the site promoter does not alter this conclusion. The ridgeline in the local topography forms a local horizon in the centre west of the site and screens the western land and Shifnal from distant views. East of the ridgeline, the land is open to the distant views from the east. The downward slope of the topography here, means the landscape impacts are medium-low but the open aspect means the visual impacts are medium-high. The land area has limited flood risks focused around the third agricultural pond in the north, to the north-east along the rail line and to the south-east along the A464. These peripheral effects are capable of being addressed by SuDS and the creation of a Green Infrastructure network which in turn seeks to create strong, structural landscaping boundaries to the Green Belt. The release of this land would need to be supported by Ecological Assessment, Arboricultural Assessment and a Botanical Survey with the presence of known protected woodland and priority species including Great Crested Newts requiring appropriate conservation, retention, mitigation and enhancement to sustain these as part of the Green Infrastructure network. The site contains the non-designated heritage asset of the former windmill on the ridgeline proposed to be conserved as a local landmark and focus for the Green Infrastructure Network. The land would require a Heritage Assessment to investigate the archaeological significance of the land. Proximity to the A464, rail line and local farm enterprises require a noise assessment with appropriate mitigation measures in the layout, design, materials and landscaping of any development to offer satisfactory residential amenity. Evidence suggests some ground contamination to be addressed. The site has a Good sustainability rating due to the accessibility to some of Shifnal's out of centre facilities and the reasonable accessibility into the town centre but this relates to highway linkages outside the proposed area for future development. The site is in a Source Protection Zone around Shifnal but is some distance from the core zone on Stanton Road to the north.</p> <p>The site is situated at Shifnal, which benefits from proximity to the Black Country and strong transport links via the M54/A5 corridor and a railway station on the Shrewsbury to Wolverhampton line. The site is also of a sufficient scale to accommodate a meaningful proportion of the proposed contribution to the unmet need of the Black Country, should it be identified as a proposed allocation.</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	Protect land within the Green Belt

<p>Reasoning</p>	<p>There are more preferable sites available within Shifnal which offer better opportunities to meet the future development needs of the community than this greenfield land 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 SHF035 would extend the settlement well beyond its current built form and layout extending directly into the Green belt and with a partial separation from the built form of the town. The release of this land would have significant impacts on the town's setting and the protection of the Green Belt. These reasons indicate that SHF035 should not be preferred as the safeguarded land to meet the future development needs of Shifnal.</p> <p>Whilst the site's size and location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire. The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
<p>Further Main Modifications Required</p>	<p>No</p>
<p>If proposed for Allocation, Potential Capacity:</p>	
<p>If proposed for Allocation Design Requirements:</p>	

Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);
 Purpose 2 (merging of neighbouring towns);
 Purpose 3 (safeguarding countryside from encroachment);
 Purpose 4 (preserving setting/character of historic towns); and
 Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

***Green Belt Purposes (where applicable):**

Site Assessment - Stage 3	
Site Reference:	SHF037
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	2%
<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 two Green Belt parcels which have moderate performance against purpose 2; moderate and strong performance against purpose 3; and weak and no contribution against purpose 4. The Green Belt Review undertaken for Shropshire indicates that these Green Belt parcels, if released for development, would have a moderate-high and 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.
<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 and Coppice Green 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 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. This site should not have highway (vehicular) access onto Coppice Green Land unless major improvements can be delivered in the wider network.
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N

<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	N. As the impact of this development Coppice Green Lane, Aston Street and Curriers Lane and associated junctions would not be accommodated and only reduced by the establishment of a strategic circular road to provide alternative access routes. This would be prevented by existing development to the north west and the need to secure agreements with third party landowners to the south.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	18
<i>Ecology Comments Significant Constraints:</i>	Protection of adjacent ponds and Env. Network will reduce the no. of houses possible.
<i>Ecology Comments 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 adjacent to the site. Retention and protection of the ponds (with appropriate buffers) will reduce the no. of houses possible. Requires botanical survey, EclA and surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds. Hedgerows, trees and ponds will need to be 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>	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>	Land N of Stanton Lane likely to have substantial negative impact on setting of Grade II* Aston Hall (NHLE ref. 1308059) and associated cluster of GII LBs.
<i>Heritage Comments Other Constraints:</i>	For land S of Stanton Rd this area also has a 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 Management of Constraints:</i>	
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	TPO adjacent site
<i>Tree Comments Other Constraints:</i>	site contains numerous hedgerows and trees and a strip of mature woodland along the northern boundary. Site adjoins several blocks of mature woodland
<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. Seek to expand adjoining woodlands with new woodland creation as part of open space within the development.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Multiple noise sources including main roads out of Shifnal and M54, rail line and Lamledge lane industrial site (the latter being a source of other dis-amenity issues). Potential contaminated land close to Lamledge lane industrial site. The area close to M54 more appropriate for employment.
<i>Public Protection Comments Management of Constraints:</i>	Areas close to M54 unsustainable for housing. Multiple noise assessments required. All should be assessed for windows open which will lead to thoughtful orientation, glazing and positioning of habitable rooms. Consider flatted developments near rail line.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Good
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair

Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Good
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	The site is located to the north-east of Shifnal. Shifnal is located in east Shropshire on the A5/M54 Corridor - an area with a strong functional relationship to the Black Country. Shifnal benefits from strong road links to the Black Contry (around 8 miles to the east) via both the M54/A5 corridor and the A41 corridor. Shifnal benefits from a railway station, which is a regular stop on the Shrewsbury to Wolverhampton line. This railway station is within reasonable walking distance for the majority of the town.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Shifnal's proximity and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.
Strategic Considerations:	This extended greenfield site comprises three sites including SHF018a and SHF018b with SHF018d. These comprise an arc of open greenfield sites spanning the land around the north and north east of Shifnal within the Green Belt and seeking to provide a sustainable extension to Shifnal to meet the future development needs for housing on site SHF018a whose proposed development is addressed below. The sustainable extension also addressed the employment needs of Shifnal on sites SHF018b and SHF018d and the evidence for these sites was accepted they are now proposed to be allocated for employment use. Site SHF018a proposed for housing development is a 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 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 close to but outside the core zone that lies further to the east along Stanton Road. This is not the preferred location for the safeguarding of land to meet the long term development needs of Shifnal. There are more preferable opportunities for the release of Green Belt to provide for future development that provide 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 setting of important heritage assets and this historic town and on the infrastructure of Shifnal particularly its highway network whilst potentially compromising the open character and environmental values of SHF018a. The site is situated at Shifnal, which benefits from proximity to the Black Country and strong transport links via the M54/A5 corridor and a railway station on the Shrewsbury to Wolverhampton line. The site is also of a sufficient scale to accommodate a meaningful proportion of the proposed contribution to the unmet need of the Black Country, should it be identified as a proposed allocation.
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 - southern portion only to be removed from the Green belt and allocated for employment development
Recommendation	Protect the land north of Stanton Road within the Green Belt The land to the south around Upton Lane from Stanton Road (north) to the rail line (south) to be removed from the Green Belt and allocated for employment development

<p>Reasoning</p>	<p>There are more preferable sites available within Shifnal which offer better opportunities to meet the future development needs of the community than this greenfield land 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 SHF037 would extend the settlement well beyond its current built form and layout removing a strong boundary to the Green Belt at Coppice Green Lane. The land is elevated above and visible from the built form of the town and forms the setting and backdrop to the Grade II* listed Aston Hall. The release of this land would have significant impacts on the setting of the town and its key heritage assets, the protection of the Green Belt and the capacity of the highway network in the north-east and retail core of the town. These reasons indicate that SHF037 should not be preferred as the safeguarded land to meet the future development needs of Shifnal.</p> <p>Whilst the site's size and location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p>
<p>Further Main Modifications Required</p>	<p>No</p>
<p>If proposed for Allocation, Potential Capacity:</p>	
<p>If proposed for Allocation Design Requirements:</p>	

Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);
 Purpose 2 (merging of neighbouring towns);
 Purpose 3 (safeguarding countryside from encroachment);
 Purpose 4 (preserving setting/character of historic towns); and
 Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

***Green Belt Purposes (where applicable):**

Site Assessment - Stage 3	
Site Reference:	P10
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	<p>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.</p> <p>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.</p>
<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>	The site may contain priority grassland and woodland habitats - botanical survey required. If priority habitats are present then these areas should not be developed. There are otter, water vole and badger records on the site. 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. If GCNs are present in the on-site ponds, a min. 50m buffer is likely to be required. 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. There are a number of TPOs on the site.
<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>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair

Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Poor
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	<p>The site is located to the north-west of Shifnal. Shifnal is located in east Shropshire on the A5/M54 Corridor - an area with a strong functional relationship to the Black Country.</p> <p>Shifnal benefits from strong road links to the Black Contry (around 8 miles to the east) via both the M54/A5 corridor and the A41 corridor.</p> <p>Shifnal benefits from a railway station, which is a regular stop on the Shrewsbury to Wolverhampton line. This railway station is within reasonable walking distance for the majority of the town.</p>
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Shifnal's proximity and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.
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.</p> <p>The site would have a Fair sustainability rating for housing use only (both in the context of the settlement and accommodating a contribution to the Black Country). The limited accessibility to Shifnal's facilities gives a poor rating for employment use (in the context of the settlement), although it achieves a fair rating in the context of accommodating a contribution to the Black Country. The site lies in a Source Protection Zone that encompasses Shifnal town but is some distance from the core zone located on Stanton Road to the north.</p> <p>The site is situated at Shifnal, which benefits from proximity to the Black Country and strong transport links via the M54/A5 corridor and a railway station on the Shrewsbury to Wolverhampton line. The site is also of a sufficient scale to accommodate a meaningful proportion of the proposed contribution to the unmet need of the Black Country, should it be identified as a proposed allocation.</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	Protect land within the Green Belt

<p>Reasoning</p>	<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> <p>Whilst the site's size and location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire. The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
<p>Further Main Modifications Required</p>	<p>No</p>
<p>If proposed for Allocation, Potential Capacity:</p>	
<p>If proposed for Allocation Design Requirements:</p>	

- Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);
- Purpose 2 (merging of neighbouring towns);
- Purpose 3 (safeguarding countryside from encroachment);
- Purpose 4 (preserving setting/character of historic towns); and
- Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

***Green Belt Purposes
(where applicable):**

Site Assessment - Stage 3	
Site Reference:	P14
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	If priority habitats are present, development is not recommended. Developable area greatly reduced due to presence of ponds/woodland/Env. Network.
<i>Ecology Comments Other Constraints:</i>	The site may contain priority woodland and grassland habitats - botanical survey required. If priority habitats are present then the site should not be developed. 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. The site lies forms an Env. Network corridor. Requires Ecla and surveys for bats (trees, buildings and transects), GCNs (ponds within 500m), badgers, reptiles and nesting birds.
<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.
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair

Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Good
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	<p>The site is located to the east of Shifnal. Shifnal is located in east Shropshire on the A5/M54 Corridor - an area with a strong functional relationship to the Black Country.</p> <p>Shifnal benefits from strong road links to the Black Contry (around 8 miles to the east) via both the M54/A5 corridor and the A41 corridor.</p> <p>Shifnal benefits from a railway station, which is a regular stop on the Shrewsbury to Wolverhampton line. This railway station is within reasonable walking distance for the majority of the town.</p>
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Shifnal's proximity and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.
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 that encompasses Shifnal town but is some distance from the core zone located on Stanton Road to the north.</p> <p>The site is situated at Shifnal, which benefits from proximity to the Black Country and strong transport links via the M54/A5 corridor and a railway station on the Shrewsbury to Wolverhampton line. The site is also of a sufficient scale to accommodate a meaningful proportion of the proposed contribution to the unmet need of the Black Country, should it be identified as a proposed allocation.</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	Remove land from Green Belt and safeguard 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. 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> <p>Whilst the site's size and location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p>
Further Main Modifications Required	No
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);
 Purpose 2 (merging of neighbouring towns);
 Purpose 3 (safeguarding countryside from encroachment);
 Purpose 4 (preserving setting/character of historic towns); and
 Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

***Green Belt Purposes
 (where applicable):**

Site Assessment - Stage 3	
Site Reference:	P15a
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	The site forms an Env. Network corridor. The site may contain priority grassland habitat - botanical survey required. If priority habitats are present then the site should not be developed. This site looks like it contains some excellent quality GCN and reptile terrestrial habitat. There are GCN breeding ponds 100-150m from the boundary. 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 retained and appropriately buffered.
<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>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Poor
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Page 1345 Poor

Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Poor
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	<p>The site is located to the south-east of Shifnal. Shifnal is located in east Shropshire on the A5/M54 Corridor - an area with a strong functional relationship to the Black Country.</p> <p>Shifnal benefits from strong road links to the Black Contry (around 8 miles to the east) via both the M54/A5 corridor and the A41 corridor.</p> <p>Shifnal benefits from a railway station, which is a regular stop on the Shrewsbury to Wolverhampton line. This railway station is within reasonable walking distance for the majority of the town.</p>
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Shifnal's proximity and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.
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 Gren 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 for housing and employment in the context of the settlement, 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 that encompasses Shifnal.</p> <p>The site is situated at Shifnal, which benefits from proximity to the Black Country and strong transport links via the M54/A5 corridor and a railway station on the Shrewsbury to Wolverhampton line. The site is also of a sufficient scale to accommodate a meaningful proportion of the proposed contribution to the unmet need of the Black Country, should it be identified as a proposed allocation.</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	Protect land within the Green Belt

<p>Reasoning</p>	<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 Green Belt. 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 but this is not likely to happen for some time. 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> <p>Whilst the site's size and location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire. The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
<p>Further Main Modifications Required</p>	<p>No</p>
<p>If proposed for Allocation, Potential Capacity:</p>	
<p>If proposed for Allocation Design Requirements:</p>	

Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);
 Purpose 2 (merging of neighbouring towns);
 Purpose 3 (safeguarding countryside from encroachment);
 Purpose 4 (preserving setting/character of historic towns); and
 Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

***Green Belt Purposes
 (where applicable):**

Site Assessment - Stage 3	
Site Reference:	P15b
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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, P15b partly 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>	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. 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>	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 publicly 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>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Poor
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Page 1349 Poor

Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Poor
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Poor
Relationship to the Black Country	<p>The site is located to the south-east of Shifnal. Shifnal is located in east Shropshire on the A5/M54 Corridor - an area with a strong functional relationship to the Black Country.</p> <p>Shifnal benefits from strong road links to the Black Contry (around 8 miles to the east) via both the M54/A5 corridor and the A41 corridor.</p> <p>Shifnal benefits from a railway station, which is a regular stop on the Shrewsbury to Wolverhampton line. This railway station is within reasonable walking distance for the majority of the town.</p>
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Shifnal's proximity and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.
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 tot he 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 is large so 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 (both in the context of the settlement and a contribution to the Black Country for housing and employment) 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 and in combination with site SHF019 with good accessibility to the A464 this smaller sub-parcel has a Fair sustainability rating under site SHF019VAR. The site lies in a Source Protection Zone that encompasses Shifnal town but is some distance from the core zone located on Stanton Road to the north.</p> <p>The site is situated at Shifnal, which benefits from proximity to the Black Country and strong transport links via the M54/A5 corridor and a railway station on the Shrewsbury to Wolverhampton line. The site is also of a sufficient scale to accommodate a meaningful proportion of the proposed contribution to the unmet need of the Black Country, should it be identified as a proposed allocation.</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	Protect the land east up to Hinington Road within the Green Belt but release the western land between SHF019 (north) and Park Lane (south) from the Green Belt and safeguard for future development

<p>Reasoning</p>	<p>The main part of P15b located to the east comprises a greenfield site in the open countryside that makes an important contribution to the Green Belt as it largely forms a ridgeline that is visible to the wider Green Belt but serves to enclose Shifnal from these long distance views. In relation to the larger part of P15b, there are more preferable sites available within Shifnal offering better opportunities to meet the needs of the community.</p> <p>A marginal part of P15b located to the west and closer to the built form of the town, has potential with SHF019 to provide a highway access to Park Lane from the A464 (south). In this way, P15b (west) could contribute to a larger scale release of land from the Green Belt with sites P16 and SHF017 (excluding P17b). This would create a continuous link road between the two principal highways at A464 and A4169 to remove traffic from the highway network through the town and from the country lane at Park Lane. This would require related highway improvements at Five Ways and Innage Road but it would permit the 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. SHF034 might accommodate employment development within the larger scale land release in SHF034 to the south and west of the town. However, 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 P15b (west) as part of the combined sites that form SHF034.</p> <p>Whilst the site's size and location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p>
<p>Further Main Modifications Required</p>	<p>No</p>
<p>If proposed for Allocation, Potential Capacity:</p>	
<p>If proposed for Allocation Design Requirements:</p>	

- Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);
- Purpose 2 (merging of neighbouring towns);
- Purpose 3 (safeguarding countryside from encroachment);
- Purpose 4 (preserving setting/character of historic towns); and
- Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

***Green Belt Purposes
(where applicable):**

Site Assessment - Stage 3	
Site Reference:	P16
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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 Other Constraints:</i>	<p>Wesley Brook runs through the western section of the site - this an 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.</p> <p>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 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 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 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 Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	hedgerows and isolated trees within and around site boundaries. Area of woodland at western 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 enhance tree cover in association with future development. Seek to link to / expand offsite woodland to the west
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road noise to east. Possible con land.
<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.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair

Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	<p>The site is located to the south of Shifnal. Shifnal is located in east Shropshire on the A5/M54 Corridor - an area with a strong functional relationship to the Black Country.</p> <p>Shifnal benefits from strong road links to the Black Contry (around 8 miles to the east) via both the M54/A5 corridor and the A41 corridor.</p> <p>Shifnal benefits from a railway station, which is a regular stop on the Shrewsbury to Wolverhampton line. This railway station is within reasonable walking distance for the majority of the town.</p>
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Shifnal's proximity and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.
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 that encompasses Shifnal town but is some distance from the core zone located on Stanton Road to the north.</p> <p>The site is situated at Shifnal, which benefits from proximity to the Black Country and strong transport links via the M54/A5 corridor and a railway station on the Shrewsbury to Wolverhampton line. The site is also of a sufficient scale to accommodate a meaningful proportion of the proposed contribution to the unmet need of the Black Country, should it be identified as a proposed allocation.</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	Remove land from Green Belt and safeguard 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. 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. SHF034 might accommodate employment development within the larger scale land release in SHF034 to the south and west of the town. However, 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 P15b (west) with SHF034.</p> <p>Whilst the site's size and location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p>
Further Main Modifications Required	No
If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

- Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);
- Purpose 2 (merging of neighbouring towns);
- Purpose 3 (safeguarding countryside from encroachment);
- Purpose 4 (preserving setting/character of historic towns); and
- Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

***Green Belt Purposes (where applicable):**

Site Assessment - Stage 3	
Site Reference:	P17a
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	<p>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.</p> <p>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.</p>
<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 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 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>	Potential impacts on setting of Grade II* listed Houghton Hall (NHLE ref 1176282) 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 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 Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	TPO to line of trees at north-east corner of site
<i>Tree Comments Other Constraints:</i>	hedgerows and groups of trees within and around site., notably around cricket pitch and cemetery / allotments
<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 linear woodland along railway embankment
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Rail noise to south, road noise to north.
<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>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair

Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	<p>The site is located to the west of Shifnal. Shifnal is located in east Shropshire on the A5/M54 Corridor - an area with a strong functional relationship to the Black Country.</p> <p>Shifnal benefits from strong road links to the Black Contry (around 8 miles to the east) via both the M54/A5 corridor and the A41 corridor.</p> <p>Shifnal benefits from a railway station, which is a regular stop on the Shrewsbury to Wolverhampton line. This railway station is within reasonable walking distance for the majority of the town.</p>
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Shifnal's proximity and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.
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 that encompasses Shifnal town but is some distance from the core zone located on Stanton Road to the north.</p> <p>The site is situated at Shifnal, which benefits from proximity to the Black Country and strong transport links via the M54/A5 corridor and a railway station on the Shrewsbury to Wolverhampton line. The site is also of a sufficient scale to accommodate a meaningful proportion of the proposed contribution to the unmet need of the Black Country, should it be identified as a proposed allocation.</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	Protect land within the Green Belt

<p>Reasoning</p>	<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 Green Belt. It is recognised that the site makes a moderate-high contribution to the Green Belt and is situated in a relatively inaccessible location to the west of the town. 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 future site P17a might serve to extend the settlement beyond its current built form and layout should it be possible to underpass the rail line at site SHF017 (north) to form a new highway link to the A464 (west) but this is not likely to happen for some time. This land is also not suited to employment development as the land lies in a relatively isolated location some distance from the current employment focus to the east of the town.</p> <p>Whilst the site's size and location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire. The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
<p>Further Main Modifications Required</p>	<p>No</p>
<p>If proposed for Allocation, Potential Capacity:</p>	
<p>If proposed for Allocation Design Requirements:</p>	

Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);
 Purpose 2 (merging of neighbouring towns);
 Purpose 3 (safeguarding countryside from encroachment);
 Purpose 4 (preserving setting/character of historic towns); and
 Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

***Green Belt Purposes (where applicable):**

Site Assessment - Stage 3	
Site Reference:	P17b
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	<p>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.</p> <p>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.</p>
<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>	There are ponds in close proximity to the western boundary. If GCNs are present in these ponds, a min. 50m buffer will be required. The southern 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. A PROW runs along the western boundary.
<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 Houghton 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>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair

Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	<p>The site is located to the west of Shifnal. Shifnal is located in east Shropshire on the A5/M54 Corridor - an area with a strong functional relationship to the Black Country.</p> <p>Shifnal benefits from strong road links to the Black Contry (around 8 miles to the east) via both the M54/A5 corridor and the A41 corridor.</p> <p>Shifnal benefits from a railway station, which is a regular stop on the Shrewsbury to Wolverhampton line. This railway station is within reasonable walking distance for the majority of the town.</p>
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Shifnal's proximity and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.
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 that encompasses Shifnal town but is some distance from the core zone located on Stanton Road to the north.</p> <p>The site is situated at Shifnal, which benefits from proximity to the Black Country and strong transport links via the M54/A5 corridor and a railway station on the Shrewsbury to Wolverhampton line. The site is also of a sufficient scale to accommodate a meaningful proportion of the proposed contribution to the unmet need of the Black Country, should it be identified as a proposed allocation.</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	Protect land within the Green Belt

<p>Reasoning</p>	<p>There are more preferable sites available within Shifnal which offer better opportunities to meet the needs of the community than this very isolated greenfield site in the Green Belt to the west of Shifnal. It is recognised that the site makes a moderate-high contribution to the Green Belt and is situated in a relatively inaccessible location on the A4169 Bridgnorth Road. 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 future site P17b might serve to extend the settlement beyond its current built form and layout should the proposed development of site SHF017 (north) provide links to site P17b further to the west. This is not likely to happen for some time since site SHF017 (north) is only proposed to be released from the Green Belt as safeguarded land. This land is also not suited to employment development as the land lies in a relatively isolated location some distance from the current employment focus to the east of the town.</p> <p>Whilst the site's size and location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire. The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
<p>Further Main Modifications Required</p>	<p>No</p>
<p>If proposed for Allocation, Potential Capacity:</p>	
<p>If proposed for Allocation Design Requirements:</p>	

Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);
 Purpose 2 (merging of neighbouring towns);
 Purpose 3 (safeguarding countryside from encroachment);
 Purpose 4 (preserving setting/character of historic towns); and
 Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

***Green Belt Purposes
 (where applicable):**

Shropshire Local Plan

Additional Sustainability Appraisal Report: Appendix 9

Updated Stage 3 Site Assessment:
Shrewsbury Strategic Centre



Site Assessment - Stage 3 Updated

Site Reference:	BIT026
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	2%
<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>	10%
<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 within 20m of a detailed river network:</i>	6%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium-Low
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium-Low
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium
<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>	B4380
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Y. Subject to the introduction of a suitable access junction and review and extension of the existing speed limit. Potentially 457 homes
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Y. The B4380 at this location still has the appearance of a high speed inter urban main road. Significant changes to the appearance of the section of B4380 between Bicton Village and Shrewsbury will be necessary before this and a number of other sites along the B4380 are developed.
<i>Ecology Comments Significant Constraints:</i>	Developable area reduced by possible presence of priority habitats, hedgerows and Env. Network. Possible HRA required due to road emissions from increased traffic (in-combination) of Hencott Pool Ramsar. See LPR HRA.
<i>Ecology Comments Other Constraints:</i>	The southern sections of the site (Calcott Moss and associated water course, previously LWS) are within the Env. Network, connected to the core area of Oxon Pool LWS. If priority habitats are present then these areas will need to be retained and appropriately buffered, along with the hedgerows and trees. Requires botanical survey, Ecla and surveys for bats, GCNs (records in ponds within 500m), badgers, reptiles, water voles, otters 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 restore priority habitats of Calcott Moss and maintain key arm of the Environmental Network. See accompanying document.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	No known archaeological interest but large size of site suggests it may have some potential.
<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>	Agricultural land with significant field and boundary trees and hedgerows.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the settlement.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road to north creating noise. Agricultural building (?) on the west boundary. Commercial to east.
<i>Public Protection Comments Management of Constraints:</i>	Potential to mitigate noise by location (separation distances to the road) of dwellings, orientation and room layout as well as glazing and boundary treatment. Additional separation away from agricultural and commercial activities on the site perimeter to ensure no impacts on existing buildings.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	This site is located to the west of Shrewsbury, but it is some distance from the built form. Shrewsbury is located in the centre of Shropshire, with a functional relationship to the Black Country. Shrewsbury benefits from being located on the A5/M54 corridor which provides links to the Black Country (which is some 22 miles away). Shrewsbury also benefits from a railway station which offers regular train services to the Black Country via the Shrewsbury to Wolverhampton line.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

Strategic Considerations:	<p>Significant site located between Shrewsbury and Bicton. Could accommodate 300+ dwellings. 10% of site in 1,000 year surface flood risk zone.</p> <p>New access required off Holyhead Road.</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.</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>No</p>
Potential for Allocation?	<p>No</p>
Recommendation	<p>Do not allocate</p>
Reasoning	<p>Whilst the site is relatively free of on-site constraints and safe access is considered achievable, the site is considered to be divorced from the urban edge of Shrewsbury and represents a fairly isolated countryside location. As such there are significant concerns over the site's overall sustainability, particularly in relation how the site could encourage the use of sustainable transport modes. In addition the site's proximity to Bicton, along with the scale of growth proposed, raises concern as to the site's impact on the character of the village. It is envisaged the allocated SUE West situated to the south of the proposed site will be developed over the next 15 years and therefore it is not envisaged the site's proximity to Shrewsbury's urban edge will improve until much later in the plan period. It is considered there are far more sustainable options closer to the urban edge capable of delivering major sustainable greenfield land releases.</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire. The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
Further Main Modifications required:	<p>No</p>

If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3 Updated

Site Reference:	SHR011
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	No
<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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Not assessed
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Not assessed
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Not assessed
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Not assessed
<i>Highway Comments - Direct Access to Highway Network?</i>	Potentially 27 homes with access onto Belvidere Avenue. The site includes sufficient land to create an appropriate standard estate road junction and access link from the existing highway.
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<i>Ecology Comments Significant Constraints:</i>	HRA may be required for NOx pollution from increased traffic, in-combination with other sites on White Mere, Sweatmere and Crose Mere and Clarepool Moss (possibly others). The woodland here may be priority habitat or corridor in the Network Map that would require consideration under MD12 and CS17. The grassland would also require survey to determine if it has value. If it is of interest there isn't likely to be enough land available for development to make this a viable site.
<i>Ecology Comments Other Constraints:</i>	Ecia required. Woodland, boundary trees and buildings may support protected species like bats and birds. Badger may have setts here. Several trees on site and on the borders are protected by TPOs. Grassland may also have interest. The woodland is already used as informal accessible natural greenspace and accessed from the path to the south.

<i>Ecology Comments Management of Constraints:</i>	Protected species mitigation may be required. Buffers to the woodland replacement planting for any trees removed.
<i>Ecology Comments Opportunities:</i>	Retained woodland be retained and could be enhanced by selective thinning and understory planting. Better routes through the wood could be provided that link to the path to the south of the site.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Likely impact on setting of Grade II Listed The Elms, particularly as site includes its former park-like grounds
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on settings of LB).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	Many mature trees on site (TPO)
<i>Tree Comments Other Constraints:</i>	
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of exiting mature trees
<i>Tree Comments Opportunities:</i>	Very low density with retention of mature trees
<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>	No notable constraints.
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Good
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Good
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Good
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Good
Relationship to the Black Country	The site is located in the eastern part of Shrewsbury. Shrewsbury is located in the centre of Shropshire, with a functional relationship to the Black Country. Shrewsbury benefits from being located on the A5/M54 corridor which provides links to the Black Country (which is some 22 miles away). Shrewsbury also benefits from a railway station which offers regular train services to the Black Country via the Shrewsbury to Wolverhampton line.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Whilst Shrewsbury's functional relationship and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution.

<p>Strategic Considerations:</p>	<p>The site is within the existing and proposed development boundary and as such has potential to be considered as windfall development. However, the site assessment has raised concern over the impact on both Grade II listed building (the Elms) and mature trees on site.</p> <p>The site is approximately 500m from the nearest supermarket and regular bus service and 1.0km from the nearest primary school. There is a good pedestrian and cycle network in the vicinity.</p> <p>Whilst Shrewsbury's functional relationship and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Heritage assessment required. Mature trees should be retained. Lower density development likely to be required to make development acceptable.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>Yes</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Do not allocate</p>
<p>Reasoning</p>	<p>The site can be considered on its merits through a planning application as part of the windfall allowance.</p> <p>Whilst Shrewsbury's functional relationship and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions. Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire. The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
<p>Further Main Modifications required:</p>	<p>No</p>

If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3 Updated

Site Reference:	SHR015
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	No
<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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Not assessed
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Not assessed
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Not assessed
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Not assessed
<i>Highway Comments - Direct Access to Highway Network?</i>	Potentially 30 homes or more if apartments are developed. Existing access link onto Monkmoor Road would benefit from some improvement which would be necessary if it was to become adopted highway. There may be some historical constraints on improvements.
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<i>Ecology Comments Significant Constraints:</i>	HRA may be required for NOx pollution from increased traffic, in-combination with other sites on White Mere, Sweatmere and Crose Mere and Clarepool Moss (possibly others). Otherwise none
<i>Ecology Comments Other Constraints:</i>	EclA required. Bats are likely in the buildings and perhaps nesting birds. Swifts in particular should be checked for. A scarce plant associated with brownfield sites has been recorded on site.

<i>Ecology Comments Management of Constraints:</i>	Protected species mitigation may be required. Mature tree on boundaries should be retained.
<i>Ecology Comments Opportunities:</i>	Green roofs should be required that also incorporate 'brown-roof' (very thin soils or rubble) aspects that help replace the conditions needed for the rare plant found here.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Highly sensitive site that falls wholly within Shrewsbury Conservation Area and includes Grade II* Listed Whitehall mansion (NHLE ref. 1254660), together with the associated Grade II Listed dovecote (NHLE ref. 1270676) & outbuildings (NHLE ref. 1270688). Also within setting of Grade II* Listed Whitehall Gatehouse (NHLE ref. 1254671) and attached Grade II listed boundary wall. Site considered to have some archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on settings of LBs & CA, archaeological DBA + ?field evaluation).
<i>Heritage Comments Opportunities:</i>	Any scheme should include conservation of dovecote. High quality, well designed scheme has potential to enhance the character and appearance of the CA and settings of LBs over existing 1960s/ 70s office building.
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Occasional mature trees and adjacent trees
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of exiting mature trees
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to increase woodland cover and integrate the development into the broader landscape
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Possible contaminated land from past building uses on site but site not recorded as a site with possible contamination.
<i>Public Protection Comments Management of Constraints:</i>	Assessment of the site past uses may suggest no likely con land. If not remediation likely to be available.
<i>Public Protection Comments Opportunities:</i>	Improve amenity for surrounding residential properties.
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Good
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Good
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Good
Relationship to the Black Country	The site is located in the eastern part of Shrewsbury. Shrewsbury is located in the centre of Shropshire, with a functional relationship to the Black Country. Shrewsbury benefits from being located on the A5/M54 corridor which provides links to the Black Country (which is some 22 miles away). Shrewsbury also benefits from a railway station which offers regular train services to the Black Country via the Shrewsbury to Wolverhampton line.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Whilst Shrewsbury's functional relationship and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution.

Strategic Considerations:	<p>Site considered a potential windfall site. No significant constraints identified. The site is less than 500m from the nearest convenience store, 1.0km from the nearest primary school and adjacent the Monkmoor Road where regular bus services can be accessed. There is a good pedestrian and cycle network in the vicinity. Whilst Shrewsbury's functional relationship and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution.</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>No</p>
Recommendation	<p>Do not allocate</p>
Reasoning	<p>The site is within the defined development boundary and therefore can be considered on its merits through a planning application as part of the windfall allowance. Whilst Shrewsbury's functional relationship and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions. Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire. The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
Further Main Modifications required:	<p>No</p>

If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3 Updated

Site Reference:	SHR019
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	High
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium-High
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Very High
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	High
<i>Highway Comments - Direct Access to Highway Network?</i>	Potentially 48 homes. Access would be via Montgomery Way and a simple T-junction onto Sundorne Road which should have capacity to take additional traffic.
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<i>Ecology Comments Significant Constraints:</i>	HRA may be required for NOx pollution from increased traffic, in-combination with other sites on White Mere, Sweatmere and Crose Mere and Clarepool Moss (possibly others). An internationally significant population of GCN is present adjacent to this site. The site in question is part of the mitigation land set aside when the medical centre was created and so can't now be developed.
<i>Ecology Comments Other Constraints:</i>	EclA required. Habitat would require survey as this may be priority habitat which would be protected under MD12 and CS17

<i>Ecology Comments Management of Constraints:</i>	There are no ways under current legislation that this site could be developed
<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>	Screening belt of trees to south curtilage and occasional scattered trees
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan.
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to increase woodland cover and integrate the development into the broader landscape
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Possible noise from sports pitches to the east.
<i>Public Protection Comments Management of Constraints:</i>	Glazing and boundary treatment would resolve any noise concern.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	The site is located to the east of Shrewsbury. Shrewsbury is located in the centre of Shropshire, with a functional relationship to the Black Country. Shrewsbury benefits from being located on the A5/M54 corridor which provides links to the Black Country (which is some 22 miles away). Shrewsbury also benefits from a railway station which offers regular train services to the Black Country via the Shrewsbury to Wolverhampton line.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Whilst Shrewsbury's functional relationship and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution.

Strategic Considerations:	<p>Site has Great Crested Newts present on site. Landscape sensitivity is high. Whilst Shrewsbury's functional relationship and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution.</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>No</p>
Potential for Allocation?	<p>No</p>
Recommendation	<p>Do not allocate</p>
Reasoning	<p>Due to the presence of great crested newts and the high landscape sensitivity this site should not be considered for allocation. Whilst Shrewsbury's functional relationship and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions. Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire. The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
Further Main Modifications required:	<p>No</p>

If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3 Updated

Site Reference:	SHR023
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	2%
<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>	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>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium-Low
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium-High
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	<p>Site has potential to deliver around 650 dwellings. The current levels of traffic on Ellesmere Road and on the A49 bypass north of Sundorne Road roundabout constrain major development in the north of Shrewsbury and these sites should only be brought forward once the Shrewsbury North West Relief Road has been secured. The scheme provide alternative routes for existing traffic which reduce the current pressures on Ellesmere Road and the A49 bypass creating additional capacity for major development in north Shrewsbury. The potential new road will also provide a strategic access route through these sites.</p>
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<i>Ecology Comments Significant Constraints:</i>	<p>HRA may be required for NOx pollution from increased traffic, in-combination with other sites on White Mere, Sweatmere and Crose Mere, Hencott Pool and Clarepool Moss (possibly others) and possible recreation impacts in-combination on Hencott Pool Ramsar. More than the minimum 30m per bedroom (SAMDev Policy MD2) would be required to address recreation issues in the HRA which could reduce numbers of dwellings possible. See LPR HRA. Otherwise none</p>
<i>Ecology Comments Other Constraints:</i>	<p>EclA required. A small pond is present on the eastern boundary with the road which would need checking for GCN and other protected species. An ephemeral pool not marked on Ordnance Survey is present to the west and beyond this at 170m is a large more permanent water body. Standing water is occasional in the lower lying north eastern end of the site. Infield and boundary trees would require assessment for breeding birds and bats. Hedgerows are a priority habitat and would also support nesting birds. A thin band of woodland is present on the western side. This is corridor habitat that is protected under MD12 and CS17 and could be home to protected species including badgers, reptiles and amphibians</p>

<i>Ecology Comments Management of Constraints:</i>	Protected species mitigation may be required if GCN or other protected species are found. The hedgerows and mature trees should be retained. The hedge could feasibly be moved to the northern boundary of this site.
<i>Ecology Comments Opportunities:</i>	The damp northern area could provide a useful open water and / or wetland area. The woodland area could be enhanced to improve the
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Potential effect on setting of Shrewsbury Registered Battlefield (NHLE ref. 1000033). No known archaeological interest but very large site size suggests there may be wider archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (settings of Battlefield; archaeological DBA + field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Agricultural land with scattered field trees and hedgerows
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan.
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to increase woodland cover and integrate the development into the broader landscape
<i>Public Protection Comments Significant Constraints:</i>	Poultry Farm to the west only 215m away from the site. This may cause significant odour and noise issues particularly in summer months.
<i>Public Protection Comments Other Constraints:</i>	Road noise from the A528 to the east and road to the south.
<i>Public Protection Comments Management of Constraints:</i>	Stand off distance, glazing and ventilation consideration and layout and orientation of dwellings to the road.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	This site is located to the north of Shrewsbury. Shrewsbury is located in the centre of Shropshire, with a functional relationship to the Black Country. Shrewsbury benefits from being located on the A5/M54 corridor which provides links to the Black Country (which is some 22 miles away). Shrewsbury also benefits from a railway station which offers regular train services to the Black Country via the Shrewsbury to Wolverhampton line.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

<p>Strategic Considerations:</p>	<p>This is a large greenfield site and would represent a major expansion of the town to the north west. However, ahead of the development of the proposed NWRR it is considered the current highway network has major constraints, especially in relation to the level of traffic on Ellesmere Road and the A49 by-pass north of Sundorne Road roundabout.</p> <p>The Shrewsbury Battlefield Heritage Assessment shows that all or part of this site makes a positive contribution to the significance of the Registered Battlefield. In this respect, its sensitivity to change is moderate and whilst development is likely to cause harm to the designated heritage asset, this could be reduced or avoided through careful siting and sensitive design.</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Strategic and local highway considerations.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Do not allocate</p>
<p>Reasoning</p>	<p>Not appropriate to allocate land ahead of the development of the NWRR due to significant levels of congestion on Ellesmere Road.</p> <p>The Shrewsbury Battlefield Heritage Assessment shows that all or part of this site makes a positive contribution to the significance of the Registered Battlefield. In this respect, its sensitivity to change is moderate and whilst development is likely to cause harm to the designated heritage asset, this could be reduced or avoided through careful siting and sensitive design.</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
<p>Further Main Modifications required:</p>	<p>No</p>

If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3 Updated

Site Reference:	SHR027
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium-Low
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium-Low
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	<p>These sites represent a partial fill of the remaining undeveloped land between the Mytton Oak Road and the Radbrook Road. The majority of Nobold Lane (north of Mousecroft Lane) is not fronted by one of these sites so no improvements could be delivered without third party land. Together they would need to provide an new circular link road, between the existing radial roads, in order to facilitate public transport services to the new developments and improve accessibility by car. This is particular important as there is not direct access to the A5 bypass from Longden Road and there level of development that could be accommodated by the Longden Road route going north east to Roman Road will be limited by existing highway capacity.</p>
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<i>Ecology Comments Significant Constraints:</i>	<p>HRA may be required for NOx pollution from increased traffic, in-combination with other sites on White Mere, Sweatmere and Crose Mere and Clarepool Moss (possibly others). If the grassland is of interest the area available for development may be too small to make this viable. Similarly if significant populations of newts are present this will reduce the amount of land available for development.</p>
<i>Ecology Comments Other Constraints:</i>	<p>Large areas of the pasture are labelled as 'semi-improved grassland' and therefore close to priority / core habitat. Two ponds are present on site with two more ponds found within 125m of the site. These could support GCN. Bats and birds are likely to use in-field and boundary trees in addition to the buildings. Badgers, reptiles and other protected species are also reasonably likely.</p>

<i>Ecology Comments Management of Constraints:</i>	Protected species mitigation may be required if GCN or other protected species are found. The hedgerows and mature trees should be retained. If the grassland is of interest the area available for development may be significantly smaller
<i>Ecology Comments Opportunities:</i>	Opportunities should be sought to create large areas of greenspace using contributions from other development proposals nearby. Ponds and in-field trees should be buffered and enhanced for biodiversity and public access. Remaining areas of grassland should not be re-turfed but enhanced with green hay strewing and management as traditional hay meadow.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site would be detached from existing built edge of town. Site includes, and would potentially impact on the setting of, the Grade II Listed Newton farmhouse (NHLE ref. 1176148). Site crossed by the projected line of a possible Roman road (HER PRN 00057). No other known archaeological interest but very large site size suggests there may be wider archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (settings of LB; DBA + field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Agricultural land with scattered field trees and hedgerows
<i>Tree Comments Management of Constraints:</i>	BS 5837: 2012 Arboricultural impact assessment must be undertaken and the tree constraints and opportunities used to inform site layout design.
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the town.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road noise from the A5 to the south and additional road to the north west. Noise, odour and dusts a potential from farm on site. Some historic features on site that may require contaminated land investigation.
<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 farm if it is retained. Con land remediation likely to be available.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Poor
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Poor
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Poor
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	This site is located to the south-west of Shrewsbury. Shrewsbury is located in the centre of Shropshire, with a functional relationship to the Black Country. Shrewsbury benefits from being located on the A5/M54 corridor which provides links to the Black Country (which is some 22 miles away). Shrewsbury also benefits from a railway station which offers regular train services to the Black Country via the Shrewsbury to Wolverhampton line.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

<p>Strategic Considerations:</p>	<p>The site has potential to be part of a large strategic allocation, although it is recognised further heritage assessment is necessary. Improvement to local highway network required and impact on Strategic road network will need to be assessed. Promoted land to the south of Hanwood Road up to Longden Road offers the opportunity to consider a strategic comprehensive proposal in this direction, although it is acknowledged there are a number of different landowners and there is no known promotion agreement.</p> <p>The site performs poorly for housing and employment in the context of the settlement within the Stage 2a Sustainability Appraisal. It also performs poorly in the context of the Black Country Contribution for housing (although fair for employment) within the Stage 2a Sustainability Appraisal.</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Strategic and local highway considerations, heritage assessment.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Do not allocate</p>
<p>Reasoning</p>	<p>Whilst the site has potential to be part of a frontage into a much larger strategic allocation between the Hanwood Road and Longden Road, it is considered there is no requirement to release this land at this time in order to meet the proposed development needs of the town up to 2038, and in isolation this site is divorced from the existing built edge of the town. Land to the north between Hanwood Road and Mytton Oak road is preferred for a major expansion of the town in order to meet a significant proportion of development needs up to 2038. It is felt the preferred site offers greater potential benefits to the town and can support the objectives of the Big Town Plan and to achieve a comprehensively planned development.</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire. The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
<p>Further Main Modifications required:</p>	<p>No</p>

If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3 Updated

Site Reference:	SHR031
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium-Low
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium-Low
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium-Low
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium-Low
<i>Highway Comments - Direct Access to Highway Network?</i>	<p>These sites represent a significant level of development (potentially 3,000 homes) in a location where the local highway network is close to capacity at peak times. Specifically the development would add to the existing congestion on the A49 bypass between the A53 and Sundorne Road. It is unlikely that the congestion can be mitigated. Development of this scale in the location is unlikely to be acceptable in highways terms until the Shrewsbury North West Relief Road has been completed.</p>
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<i>Ecology Comments Significant Constraints:</i>	<p>HRA may be required for NOx pollution from increased traffic, in-combination with other sites on White Mere, Sweatmere and Crose Mere and Clarepool Moss (possibly others). Otherwise none.</p>
<i>Ecology Comments Other Constraints:</i>	<p>Two ponds are present nearby. One to the north in woodland, and more importantly one in the open field to the south. Grassland may be of interest (on some aerial photos it appears to have ridge and furrow that historic environment should check out). Boundary trees are likely to support bats and birds.</p>

<i>Ecology Comments Management of Constraints:</i>	EclA required. Grassland would require survey between May and August. Some level of mitigation may be required if GCN are found in the ponds. The existing good hedges and boundary trees should be retained and a good buffer provided.
<i>Ecology Comments Opportunities:</i>	Hedges could be turned into thin woodland to enhance the environmental network.
<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>	Mature Curtilage trees
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of exiting mature trees
<i>Tree Comments Opportunities:</i>	Retain existing trees
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Possible contaminated land off site which may impact on the site (small landfill area).
<i>Public Protection Comments Management of Constraints:</i>	Remediation likely to be available if required.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Poor
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Poor
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	This site is located to the north of Shrewsbury. Shrewsbury is located in the centre of Shropshire, with a functional relationship to the Black Country. Shrewsbury benefits from being located on the A5/M54 corridor which provides links to the Black Country (which is some 22 miles away). Shrewsbury also benefits from a railway station which offers regular train services to the Black Country via the Shrewsbury to Wolverhampton line.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Whilst Shrewsbury's functional relationship and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution.

Strategic Considerations:	<p>The site is divorced from the settlement and should only come forward if other sites to the south are also preferred. There are also outstanding concerns relating to the heritage impact on the Registered Battlefield and the impact to the on-site dense woodland to the north of the site.</p> <p>The site performs poorly for housing and employment in the context of the settlement within the Stage 2a Sustainability Appraisal. However, it performs fair in the context of the Black Country Contribution within the Stage 2a Sustainability Appraisal.</p> <p>Whilst Shrewsbury's functional relationship and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution.</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>No</p>
Potential for Allocation?	<p>No</p>
Recommendation	<p>Do not allocate</p>
Reasoning	<p>The site is divorced from the settlement and should only come forward if other sites to the south are also preferred. There are also outstanding concerns relating to the heritage impact on the Registered Battlefield and the impact to the on-site dense woodland to the north of the site.</p> <p>Whilst Shrewsbury's functional relationship and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions. Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire. The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
Further Main Modifications required:	<p>No</p>

If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3 Updated

Site Reference:	SHR032
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	6%
<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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium-Low
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium-High
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	<p>The current levels of traffic on Ellesmere Road and on the A49 bypass north of Sundorne Road roundabout constrain major development in the north of Shrewsbury and these sites should only be brought forward once the Shrewsbury North West Relief Road has been secured. The scheme provide alternative routes for existing traffic which reduce the current pressures on Ellesmere Road and the A49 bypass creating additional capacity for major development in north Shrewsbury. The new road will also provide a strategic access route through these sites.</p>
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<i>Ecology Comments Significant Constraints:</i>	<p>HRA may be required for NOx pollution from increased traffic, in-combination with other sites on White Mere, Sweatmere and Crose Mere, Hencott Pool and Clarepool Moss (possibly others) and for possible recreation impacts in-combination on Hencott Pool. More than the minimum 30m per bedroom (SAMDev Policy MD2) would be required to address recreation issues in the HRA which could reduce numbers of dwellings possible. See LPR HRA. Otherwise none.</p>
<i>Ecology Comments Other Constraints:</i>	<p>EclIA required. Corridor habitat that is protected under MD12 and CS17 runs around all sides of this side except the western boundary. This is partly due to a water course that runs along the north and east boundaries. A pond is present near the southern boundary which would need checking for GCN and other protected species - including Tubular Water-dropwort, a UK Priority Species. Infield and boundary trees would require assessment for breeding birds and bats. Hedgerows are a priority habitat and would also support nesting birds. Polecat, a UK Priority Species, has been recorded on site. These species like the cover of hedgerows and scrub.</p>

<i>Ecology Comments Management of Constraints:</i>	Protected species mitigation may be required if GCN or other protected species are found. The hedgerows and mature trees infield and the boundary should be retained.
<i>Ecology Comments Opportunities:</i>	A feature could be made of the pond, the water course to the east and the hedgerow that links the pond to the eastern edge.
<i>Heritage Comments Significant Constraints:</i>	Site likely to harm setting of Shrewsbury Registered Battlefield (NHLE ref. 1000033) and Grade II* Listed Albright Hussey (NHLE ref. 1295586) . May have archaeological interest relating to the battle.
<i>Heritage Comments Other Constraints:</i>	
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (settings of Battlefield and LBs; archaeological DBA + field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Agricultural land with scattered field trees and hedgerows
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of exiting mature trees
<i>Tree Comments Opportunities:</i>	Retain existing trees
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Noise from roads to west and south. Potential noise from commercial estate to the south of road to the south of the site.
<i>Public Protection Comments Management of Constraints:</i>	Stand off distance, glazing and ventilation consideration and layout and orientation of dwellings to the road.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	This site is located to the north of Shrewsbury. Shrewsbury is located in the centre of Shropshire, with a functional relationship to the Black Country. Shrewsbury benefits from being located on the A5/M54 corridor which provides links to the Black Country (which is some 22 miles away). Shrewsbury also benefits from a railway station which offers regular train services to the Black Country via the Shrewsbury to Wolverhampton line.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

Strategic Considerations:	<p>The site could come forward with SHR186 as a comprehensive development. However, the site is to the north of the A5 and therefore this would establish a direction of growth beyond a current defined and defensible boundary.</p> <p>In addition there are significant heritage concerns raised over the impact of development on the setting of the Registered Battlefield and to the Grade II* listed Albright Hussey. The Shrewsbury Battlefield Heritage Assessment shows that this site makes a strongly positive contribution to the significance of the Registered Battlefield. In this respect, the site's sensitivity to change is high and it is unlikely that development could take place without causing substantial harm to the designated heritage asset.</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Impact on setting of Registered Battlefield and listed building.</p> <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>No</p>
Potential for Allocation?	<p>No</p>
Recommendation	<p>Do not allocate</p>
Reasoning	<p>The site would establish a direction of growth beyond a current defined and defensible boundary.</p> <p>In light of more sustainable options to the west of the town it is not felt necessary to breach the by-pass in this direction in this plan period.</p> <p>In addition there are significant highway and heritage concerns, in particular on the setting of the Registered Battlefield and to the Grade II* listed Albright Hussey. The Shrewsbury Battlefield Heritage Assessment shows that this site makes a strongly positive contribution to the significance of the Registered Battlefield. In this respect, the site's sensitivity to change is high and it is unlikely that development could take place without causing substantial harm to the designated heritage asset.</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
Further Main Modifications required:	<p>No</p>

If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3 Updated

Site Reference:	SHR044
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	13%
<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>	2%
<i>Percentage of the site within 20m of a detailed river network:</i>	18%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium-Low
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium-Low
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium-Low
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium-Low
<i>Highway Comments - Direct Access to Highway Network?</i>	<p>This site is part of a group of sites to the north of A49/A53 Battlefield Roundabout in a location where the local highway network is close to capacity at peak times. Specifically the development would add to the existing congestion on the A49 bypass between the A53 and Sundorne Road. It is unlikely that the congestion can be mitigated. Development of this scale in the location is unlikely to be acceptable in highways terms until the Shrewsbury North West Relief Road has been completed.</p>
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<i>Ecology Comments Significant Constraints:</i>	<p>HRA may be required for NOx pollution from increased traffic, in-combination with other sites on White Mere, Sweatmere and Crose Mere and Clarepool Moss (possibly others). If the grassland (pasture) in the northern half is of interest the area available for development may be too small to make this viable. The existing woodland is core habitat so this would also reduce the overall area available</p>
<i>Ecology Comments Other Constraints:</i>	<p>Woodland to north is priority / core habitat and protected by MD12 and CS17. Grassland in northern block may also be priority / core habitat. The two ponds to the west of the railway line would require assessment for GCN. GCN have been recorded in two ponds to the east. The road barrier may mean they don't forage on the site but a rail line is less of a barrier and some land set aside for mitigation may be required. A small water course runs along the far southern boundary.</p>

<i>Ecology Comments Management of Constraints:</i>	EcIA required. Grassland would require survey between May and August. The arable portion in the south does not require survey. Some level of mitigation may be required if GCN are found in the ponds over the rail line. The existing good hedges and boundary / in-field trees should be retained and a good buffer provided. Water course to the south should be buffered and ideally opened up, increasing it's capacity.
<i>Ecology Comments Opportunities:</i>	The woodland in the north could be enhanced the rail line could be buffered to enhance this existing environmental corridor.
<i>Heritage Comments Significant Constraints:</i>	Site likely to harm setting of Shrewsbury Registered Battlefield (NHLE ref. 1000033) and Grade II* Battlefield Church (NHLE ref. 1246192) . May have archaeological interest relating to the battle.
<i>Heritage Comments Other Constraints:</i>	
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (settings of Battlefield and LBs; archaeological DBA + field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	Northern third of site is dense woodland
<i>Tree Comments Other Constraints:</i>	Lower site has screen of trees to railway only
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of exiting mature trees
<i>Tree Comments Opportunities:</i>	
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Noise from road to the east and rail to the west.
<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. However the northern end of the site is so slender it may not be practicably useable for residential with mitigation.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Poor
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Poor
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	This site is located to the north of Shrewsbury. Shrewsbury is located in the centre of Shropshire, with a functional relationship to the Black Country. Shrewsbury benefits from being located on the A5/M54 corridor which provides links to the Black Country (which is some 22 miles away). Shrewsbury also benefits from a railway station which offers regular train services to the Black Country via the Shrewsbury to Wolverhampton line.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

Strategic Considerations:	<p>The site is divorced from the settlement and should only come forward if SHR195 is preferred.</p> <p>There are also outstanding concerns relating to the heritage impact on the Registered Battlefield and the impact to the on-site dense woodland to the north of the site.</p> <p>The site performs poorly for housing and employment in the context of the settlement within the Stage 2a Sustainability Appraisal. However, it performs fair in the context of the Black Country Contribution within the Stage 2a Sustainability Appraisal.</p> <p>The Shrewsbury Battlefield Heritage Assessment shows that all or part of this site makes a positive contribution to the significance of the Registered Battlefield. In this respect, its sensitivity to change is moderate and whilst development is likely to cause harm to the designated heritage asset, this could be reduced or avoided through careful siting and sensitive design.</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.</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>No</p>
Potential for Allocation?	<p>No</p>
Recommendation	<p>Do not allocate</p>
Reasoning	<p>The site is divorced from the settlement and should only come forward if SHR195 is preferred.</p> <p>There are also outstanding concerns relating to the heritage impact on the Registered Battlefield and the impact to the dense woodland to the north of the site. The Shrewsbury Battlefield Heritage Assessment shows that all or part of this site makes a positive contribution to the significance of the Registered Battlefield. In this respect, its sensitivity to change is moderate and whilst development is likely to cause harm to the designated heritage asset, this could be reduced or avoided through careful siting and sensitive design.</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
Further Main Modifications required:	<p>No</p>

If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3 Updated

Site Reference:	SHR046
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	4%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	5%
<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 within 20m of a detailed river network:</i>	20%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium-Low
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium-Low
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium-Low
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium-Low
<i>Highway Comments - Direct Access to Highway Network?</i>	<p>This site is part of a group of sites to the north of A49/A53 Battlefield Roundabout in a location where the local highway network is close to capacity at peak times. Specifically the development would add to the existing congestion on the A49 bypass between the A53 and Sundorne Road. It is unlikely that the congestion can be mitigated. Development of this scale in the location is unlikely to be acceptable in highways terms until the Shrewsbury North West Relief Road has been completed.</p>
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<i>Ecology Comments Significant Constraints:</i>	<p>HRA may be required for NOx pollution from increased traffic, in-combination with other sites on White Mere, Sweatmere and Crose Mere and Clarepool Moss (possibly others). GCN have been recorded in the pond. The area of land required for mitigation may make this site unviable.</p>
<i>Ecology Comments Other Constraints:</i>	<p>Pond supports GCN and other amphibians which mean the pond is core habitat. Large trees, other vegetation and buildings may support birds and bats. Reptiles are also possible</p>

<i>Ecology Comments Management of Constraints:</i>	EclA required. Terrestrial foraging habitat for the GCN would need to be provided. Other mitigation for birds and bats may be required.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Potential effect on setting of Shrewsbury Registered Battlefield (NHLE ref. 1000033).
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (settings of Battlefield).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	Dense tree planting to front and back of site
<i>Tree Comments Other Constraints:</i>	Area of open space central to the site
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of exiting mature trees
<i>Tree Comments Opportunities:</i>	Possible very low density residential retaining mature trees
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road to the west creating noise.
<i>Public Protection Comments Management of Constraints:</i>	Stand off distance, glazing and ventilation consideration and layout and orientation of dwellings to the road.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Poor
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Poor
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	This site is located to the north of Shrewsbury. Shrewsbury is located in the centre of Shropshire, with a functional relationship to the Black Country. Shrewsbury benefits from being located on the A5/M54 corridor which provides links to the Black Country (which is some 22 miles away). Shrewsbury also benefits from a railway station which offers regular train services to the Black Country via the Shrewsbury to Wolverhampton line.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Whilst Shrewsbury's functional relationship and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution.

Strategic Considerations:	<p>The site is divorced from the settlement and should only come forward if SHR195 is preferred.</p> <p>The site performs poorly for housing and employment in the context of the settlement within the Stage 2a Sustainability Appraisal. However, it performs fair in the context of the Black Country Contribution within the Stage 2a Sustainability Appraisal.</p> <p>There are also outstanding concerns relating the impact to the on-site dense woodland to the north of the site.</p> <p>Whilst Shrewsbury's functional relationship and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution.</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>No</p>
Potential for Allocation?	<p>No</p>
Recommendation	<p>Do not allocate</p>
Reasoning	<p>The site is divorced from the settlement and should only come forward if SHR195 is preferred.</p> <p>There are also outstanding concerns relating to the impact to the dense woodland to the north of the site.</p> <p>Whilst Shrewsbury's functional relationship and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution.</p> <p>It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
Further Main Modifications required:	<p>No</p>

If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3 Updated

Site Reference:	SHR053
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	No
<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>	12%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	35%
<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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium-Low
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium-High
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Potentially 24 homes. Access would be via a new junction onto Ellesmere Road. This site would be infill between establish housing and recent development.
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<i>Ecology Comments Significant Constraints:</i>	A large portion of this site is a breeding pool for GCN. The area of mitigation land required for GCN is likely to mean the viability of this site is questionable
<i>Ecology Comments Other Constraints:</i>	GCN - medium population is present in the pool on site. Reptiles like grass snake are also likely. Badgers may use areas just off site. Grassland may be of interest and if core or corridor habitat would require consideration under CS17 and MD12.

<i>Ecology Comments Management of Constraints:</i>	EclA required
<i>Ecology Comments Opportunities:</i>	Enhancements to the pool and potentially to any remaining grassland areas
<i>Heritage Comments Significant Constraints:</i>	N/A
<i>Heritage Comments Other Constraints:</i>	Site on edge of historic suburb of Greenfields
<i>Heritage Comments Management of Constraints:</i>	
<i>Heritage Comments Opportunities:</i>	Appropriate design necessary
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Few trees - ponds present on western side
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan.
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to increase woodland cover and integrate the development into the broader landscape
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road to east is a noise source.
<i>Public Protection Comments Management of Constraints:</i>	Stand off distance, glazing and ventilation consideration and layout and orientation of dwellings to the road.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Good
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Good
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Good
Relationship to the Black Country	This site is located to the north-west of Shrewsbury. Shrewsbury is located in the centre of Shropshire, with a functional relationship to the Black Country. Shrewsbury benefits from being located on the A5/M54 corridor which provides links to the Black Country (which is some 22 miles away). Shrewsbury also benefits from a railway station which offers regular train services to the Black Country via the Shrewsbury to Wolverhampton line.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Whilst Shrewsbury's functional relationship and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution.

Strategic Considerations:	<p>The site was granted permission for 36 dwellings at appeal.</p> <p>Whilst Shrewsbury's functional relationship and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Ecological mitigation resulting from GCN population.</p> <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>No</p>
Recommendation	<p>Do not allocate</p>
Reasoning	<p>The site was granted permission for 36 dwellings at appeal.</p> <p>Whilst Shrewsbury's functional relationship and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions. Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire. The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
Further Main Modifications required:	<p>No</p>

If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3 Updated

Site Reference:	SHR054a
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	High
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium-High
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Very High
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	High
<i>Highway Comments - Direct Access to Highway Network?</i>	<p>Access would either be via existing private lane (to Pimley Manor) which would need to be improved to estate road standards, or by using existing access through the Shrewsbury Club. The simple T-junction onto Sundorne Road would also need to be improved to the relevant visibility standards which may not be possible without securing third party land.</p>
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<i>Ecology Comments Significant Constraints:</i>	<p>HRA may be required for NOx pollution from increased traffic, in-combination with other sites on White Mere, Sweatmere and Crose Mere and Clarepool Moss (possibly others). Otherwise none.</p>
<i>Ecology Comments Other Constraints:</i>	<p>Corridor habitat of the Environmental Network surrounds this site on 3 sides and includes the woodland planting along the eastern boundary with the road. An aquatic feature just past the northern boundary may support protected species including Great Crested Newts - unless this is a flowing ditch. Boundary and in-field trees may support bats and nesting birds. Badger may also have setts in the woodland strip to the east and south. The woodland to the south and south west corner is designated as Sundorne Canal (Great Crested Newt Site) Local Wildlife Site.</p>

<i>Ecology Comments Management of Constraints:</i>	EclA required - in particular to check the more mature trees and the water feature to the north. Other checks for ponds in the vicinity should be made considering the internationally important population of GCN not far to the west.
<i>Ecology Comments Opportunities:</i>	The existing environmental network could be buffered and enhanced
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site adjacent to former Shrewsbury Canal to south (HER PRN 03410)
<i>Heritage Comments Management of Constraints:</i>	Address canal through appropriate design.
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	occasional tree on site important belts of trees adjacent to east and south curtilages
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan.
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to increase woodland cover and integrate the development into the broader landscape
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road to east is a noise source. Some potential noise from sports ground and facilities to the north.
<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 sports ground.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Good
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	This site is located to the east of Shrewsbury. Shrewsbury is located in the centre of Shropshire, with a functional relationship to the Black Country. Shrewsbury benefits from being located on the A5/M54 corridor which provides links to the Black Country (which is some 22 miles away). Shrewsbury also benefits from a railway station which offers regular train services to the Black Country via the Shrewsbury to Wolverhampton line.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

<p>Strategic Considerations:</p>	<p>Shropshire Council's landscape sensitivity assessment considers this site to be of medium/high sensitivity for residential use. The site promoter has provided additional site specific landscape sensitivity considerations which considers the site within its immediate context, as a well contained option within the wider landscape parcel. It is considered the site's containment mitigates the wider impact on the integrity of the assessed parcel.</p> <p>The site promoter has also clarified access arrangements, with the potential to include a vehicular access through the car park of the Shrewsbury Club.</p> <p>Whilst the site is located on the periphery of the town, the location offers the opportunity to provide a pedestrian route from the Shropshire Way footpath to Sundorne Road as part of the site's green infrastructure contribution.</p> <p>Landscape buffering with the Shrewsbury Canal will be required, and there are more sustainable options to allocate, particularly to the west on the town.</p> <p>The site offers a moderately scaled option, which would complement the other proposed development options for the town. There is potential for early delivery.</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>Yes</p>
<p>Recommendation</p>	<p>Identify the site as a residential allocation</p>
<p>Reasoning</p>	<p>Shropshire Council's landscape sensitivity assessment considers this site to be of medium/high sensitivity for residential use. The site promoter has provided additional site specific landscape sensitivity considerations which considers the site within its immediate context, as a well contained option within the wider landscape parcel. It is considered the site's containment mitigates the wider impact on the integrity of the assessed parcel.</p> <p>The site promoter has also clarified access arrangements, with the potential to include a vehicular access through the car park of the Shrewsbury Club. Whilst the site is located on the periphery of the town, the location offers the opportunity to provide a pedestrian route from the Shropshire Way footpath to Sundorne Road as part of the site's green infrastructure contribution.</p> <p>Landscape buffering with the Shrewsbury Canal will be required, and there are more sustainable options to allocate, particularly to the west on the town. However, the site offers a moderately scaled option, which would complement the other proposed development options for the town. There is also potential for early delivery.</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p>
<p>Further Main Modifications required:</p>	<p>No</p>

If proposed for Allocation, Potential Capacity:	60
If proposed for Allocation Design Requirements:	Appropriate access from Sundorne Road. Potential for compensatory car parking at the Shrewsbury Club if required. Improvements to local highway network. Pedestrian access to Shrewsbury Way and appropriate buffering with former Shrewsbury Canal and the environmental network surrounding it.

Site Assessment - Stage 3 Updated

Site Reference:	SHR054b
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	1%
<i>Percentage of site in Flood Zone 2:</i>	1%
<i>Percentage of site in Flood Zone 1:</i>	99%
<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>	6%
<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>	No
<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>	<p>Access onto A49 bypass or B5062 would be close to the existing Sundorne Roundabout so a review of this junction would be needed to determine the most appropriate junction arrangement for this site and SHR054c. There are existing congestion problems at the A49 bypass Sundorne Roundabout which would need to be addressed by this and other developments in the vicinity.</p>
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<i>Ecology Comments Significant Constraints:</i>	<p>Possible HRA required due to road emissions from increased traffic (in-combination) on Hencott Pool Ramsar. See LPR HRA.</p>
<i>Ecology Comments Other Constraints:</i>	<p>Sundorne Pool Local Wildlife Site (and Env. Network core area) lies adjacent to the eastern (and part of the southern) boundary. The northern boundary lies adjacent to the northern boundary. Sufficient buffers from the boundaries will be required.</p> <p>Requires botanical survey, Ecla and surveys for bats (trees and transects), 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. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	See accompanying document
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Possible impact on settings of Grade II listed Gatehouse to Sundorne Castle (NHLE ref. 1177292) and Chapel to Sundorne Castle (NHLE ref. 1366956). Site also located in former historic parkland for Sundorne Castle (HER PRN 07706). No known archaeology but large size of site suggests it may have wider archaeological potential. Site detached from existing built edge of town.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on settings of LB; impact on character and appearance of former parkland; archaeological DBA +?evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Large field site with good boundary hedges (appear to be excluded?) Wooded area to east
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan.
<i>Tree Comments Opportunities:</i>	Development density and layout needs to be considered so that it allows room for sustainable planting of large trees along the boundaries to integrate this prominent site into the landscape
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Noise from road to west. Air quality concerns close to road, particularly junction. Possible con land issues due to off site contamination nearby.
<i>Public Protection Comments Management of Constraints:</i>	Air quality mitigation through stand off distances to the road (assessment will show distance required).
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Poor
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	This site is located to the east of Shrewsbury. Shrewsbury is located in the centre of Shropshire, with a functional relationship to the Black Country. Shrewsbury benefits from being located on the A5/M54 corridor which provides links to the Black Country (which is some 22 miles away). Shrewsbury also benefits from a railway station which offers regular train services to the Black Country via the Shrewsbury to Wolverhampton line.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

Strategic Considerations:	<p>Development beyond the A49 to the east is a major new direction of growth. Heritage impacts.</p> <p>The site performs poorly for employment in the context of the settlement within the Stage 2a Sustainability Appraisal. However, it performs fair for housing in the context of the settlement and for housing and employment in the context of the Black Country Contribution within the Stage 2a Sustainability Appraisal.</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.</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>No</p>
Potential for Allocation?	<p>No</p>
Recommendation	<p>Do not allocate</p>
Reasoning	<p>The site would represent a new direction of growth for the town to the east of the A49 by-pass, which is considered to cause a significant degree of physical and perceived severance from the main urban area.</p> <p>Concern has also been raised regarding the impact on the highway network given existing levels of congestion on the A49/A53, and over the heritage impact on Sundorne Castle.</p> <p>It is not considered necessary to grow the town in this new direction, especially in the light of the availability of more sustainable options to the west of the town.</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
Further Main Modifications required:	<p>No</p>

If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3 Updated

Site Reference:	SHR054c
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	37%
<i>Percentage of site in Flood Zone 2:</i>	59%
<i>Percentage of site in Flood Zone 1:</i>	41%
<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>	6%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	16%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	57%
<i>Percentage of the site within 20m of an historic flood event:</i>	68%
<i>Percentage of the site within 20m of a detailed river network:</i>	39%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	High and Medium
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium-High and Medium
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Very High
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	High
<i>Highway Comments - Direct Access to Highway Network?</i>	<p>Access onto A49 bypass or B5062 would be close to the existing Sundorne Roundabout so a review of this junction would be needed to determine the most appropriate junction arrangement for this site and SHR054b. There are existing congestion problems at the A49 bypass Sundorne Roundabout which would need to be addressed by this and other developments in the vicinity.</p>
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<i>Ecology Comments Significant Constraints:</i>	<p>Possible HRA required due to road emissions from increased traffic (in-combination) on Hencott Pool Ramsar. See LPR HRA. If priority habitats are present then the site should not be developed. If priority habitats not present, the Env. Network will require a significant buffer, vastly reducing the developable area.</p>
<i>Ecology Comments Other Constraints:</i>	<p>The majority of the site is Env. Network corridor and may contain priority habitats - botanical survey required. Requires botanical survey, Ecla and surveys for bats (trees and transects), GCNs (ponds within 500m), badgers, reptiles, otters, water voles and nesting birds. A PROW crosses the site.</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. An important arm of the Env. Network covers at least the southern half of the site.
<i>Ecology Comments Opportunities:</i>	Site could potentially be restored/enhanced as priority habitat. See accompanying document
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site crossed by outlet channels from Sundorne Pool, a former ornamental lake (HER PRN 08283) that formed part of the historic parkland for Sundorne Castle (HER PRN 07706). Medium size of site suggests it may otherwise have archaeological potential. Site detached from existing built edge of town.
<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>	Part open field part heavily tree'd site
<i>Tree Comments Other Constraints:</i>	Open areas
<i>Tree Comments Management of Constraints:</i>	B55837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement.
<i>Tree Comments Opportunities:</i>	Particular attention to size, number and location of dwellings in order to create sustainable juxtaposition of houses and trees
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road noise to the west and north. Poss. con land to north and south from past land use.
<i>Public Protection Comments Management of Constraints:</i>	Mitigate noise by location (separation distances to the road) of dwellings, orientation and room layout as well as glazing and boundary treatment. Con land remediation likely to be available.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	This site is located to the east of Shrewsbury. Shrewsbury is located in the centre of Shropshire, with a functional relationship to the Black Country. Shrewsbury benefits from being located on the A5/M54 corridor which provides links to the Black Country (which is some 22 miles away). Shrewsbury also benefits from a railway station which offers regular train services to the Black Country via the Shrewsbury to Wolverhampton line.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

<p>Strategic Considerations:</p>	<p>Site to the east of A49 by pass and would be a major new direction of growth for the town. Site part of the Environmental Network. Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Do not allocate</p>
<p>Reasoning</p>	<p>The site would represent a new direction of growth for the town to the east of the A49 by-pass, which is considered to cause a significant degree of physical and perceived severance from the main urban area. Concern has also been raised regarding the impact on the highway network given existing levels of congestion on the A49/A53, and over the ecological impact of the site given its location within part of the Environmental Network. It is not considered necessary to grow the town in this new direction, especially in the light of the availability of more sustainable options to the west of the town. Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions. Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire. The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
<p>Further Main Modifications required:</p>	<p>No</p>

If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3 Updated

Site Reference:	SHR057
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	10%
<i>Percentage of site in Flood Zone 2:</i>	12%
<i>Percentage of site in Flood Zone 1:</i>	88%
<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>	4%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	10%
<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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<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>	<p>These sites have good access onto Gains Park Way which connects with the Welshpool Road to the north and the Mytton Oak Road to the south and onto the SRN. SHR177 could deliver 1,545 homes and SHR177 is promoted as a small employment site. Land would be available from the sites to deliver a series of appropriate type junctions and pedestrian and cycle infrastructure that connects to the existing network in the area.</p>
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<i>Ecology Comments Significant Constraints:</i>	<p>HRA may be required for NOx pollution from increased traffic, in-combination with other sites on White Mere, Sweatmere and Crose Mere and Clarepool Moss (possibly others). Otherwise none</p>
<i>Ecology Comments Other Constraints:</i>	<p>EclA required to check all ponds on site for full range of protected species in addition to mature trees, buildings, badger Setts, hedgerows, water course. Pasture may be species rich grassland that would be Core or corridor habitat. The Bowbrook runs through this area with much of this being in Flood Zones 2 or 3. GCN have been recorded in the area including a pond directly adjacent to the eastern side at Earl's View. Several Badger records have been made in the area so setts are likely in the area. Otters are known to use the Bowbrook as a corridor and a number of otter deaths have been recorded on the A5 bypass as a result of insufficiently large culverts under the road. There are a large number of mature trees within and bordering this site. Tree Preservation Orders are listed for several trees along the eastern boundary.</p>

<i>Ecology Comments Management of Constraints:</i>	Protected species mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries. Retain mature trees in field. Protect, enhance and restore Env. Network that crosses and surrounds much of site in accordance with CS17 Environmental Networks and MD12. The Bowbrook should be fully buffered.
<i>Ecology Comments Opportunities:</i>	A feature should be created of the Bowbrook. Safe passage for otters under or over the A5 should be installed or a means of preventing them from crossing the road. This could also provide a better crossing for people. A green bridge.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site includes two potential prehistoric cropmark enclosures (HER PRNs 02126 & 04233).
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (DBA + field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Agricultural land with scattered field trees and hedgerows
<i>Tree Comments Management of Constraints:</i>	BS 5837: 2012 Arboricultural impact assessment must be undertaken and the tree constraints and opportunities used to inform site layout design.
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the town.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	A5 to the west and other road along south boundary are noise sources with the junction of these two roads creating a possible air quality concern. Potential contaminated land from past land uses a potential.
<i>Public Protection Comments Management of Constraints:</i>	Stand off distance, glazing and ventilation consideration and layout and orientation of dwellings to the road to avoid noise issues and stand off distance to road junction to avoid air quality impacts. Con land likely to have remediation available.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Good
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Good
Relationship to the Black Country	This site is located to the west of Shrewsbury. Shrewsbury is located in the centre of Shropshire, with a functional relationship to the Black Country. Shrewsbury benefits from being located on the A5/M54 corridor which provides links to the Black Country (which is some 22 miles away). Shrewsbury also benefits from a railway station which offers regular train services to the Black Country via the Shrewsbury to Wolverhampton line.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

<p>Strategic Considerations:</p>	<p>The site represents a major opportunity for greenfield release on the edge of Shrewsbury between the existing built form (Gains Park) and the A5, consisting of around 25ha. The full extent of the promoted land consists of over 50ha, but it is not considered all this land is necessary to meet development needs up to 2038.</p> <p>The site is well contained to the west (A5), east (Gains park) and south (Mytton oak Road).</p> <p>The site has good potential for access onto Gains Park Way which connects with the Welshpool Road to the north and the Mytton Oak Road to the south and onto the Strategic Road Network. The site can provide a suitable access into SHR177 from Mytton Oak Road.</p> <p>Development in this location offers the opportunity to deliver the objectives of the Big Town Plan, in particular the potential to develop green infrastructure between this site and land south of Mytton Oak road.</p> <p>There are no overriding site constraints identified.</p> <p>Whilst a small portion of the site is in Flood Zone 2 it is considered this can be mitigated due to the scale of the site.</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>There are no overriding infrastructure constraints identified as part of this assessment.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>Yes</p>
<p>Recommendation</p>	<p>Identify part of the site as a proposed residential allocation alongside SHR057</p>
<p>Reasoning</p>	<p>The site represents a major opportunity for greenfield release on the edge of Shrewsbury between the existing built form (Gains Park) and the A5, consisting of around 25ha. The full extent of the promoted land consists of over 50ha, but it is not considered all this land is necessary to meet development needs up to 2038.</p> <p>The site is well contained to the west (A5), east (Gains park) and south (Mytton oak Road). The site has good potential for access onto Gains Park Way which connects with the Welshpool Road to the north and the Mytton Oak Road to the south and onto the Strategic Road Network.</p> <p>The site can provide a suitable access into SHR177 from Mytton Oak Road.</p> <p>Development in this location offers the opportunity to deliver the objectives of the Big Town Plan, in particular the potential to develop green infrastructure between this site and land south of Mytton Oak road.</p> <p>There are no overriding site constraints identified. Whilst a small portion of the site is in Flood Zone 2 it is considered this can be mitigated due to the scale of the site.</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p>
<p>Further Main Modifications required:</p>	<p>No</p>

If proposed for Allocation, Potential Capacity:	<p style="text-align: center;">SHR057 (part) / SHR177 combined capacity of 400 dwellings</p>
If proposed for Allocation Design Requirements:	<p style="text-align: center;">Development to come forward as part of a comprehensive scheme to enable the delivery of sustainable residential development.</p> <p style="text-align: center;">Vehicular access will be from Mytton Oak Road.</p> <p style="text-align: center;">Development will be expected to reflect the key objectives of the Big Town Plan.</p> <p>Development will be expected to contribute to the delivery of enhancements to green infrastructure and wherever possible create green linkages with other existing and planned development sites in the west of the town.</p> <p>Green infrastructure to be planned to link into future planned green network to land south of Mytton Oak Road (proposed allocation SHR158/060/161).</p>

Site Assessment - Stage 3 Updated

Site Reference:	SHR060
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium-Low
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium-Low
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	<p>The sites represent a partial fill of the remaining undeveloped land between the Mytton Oak Road and the Radbrook Road. Together they would need to provide an new circular link road, between the existing radial roads, in order to facilitate public transport services to the new developments and improve accessibility by car.</p>
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<i>Ecology Comments Significant Constraints:</i>	<p>HRA may be required for NOx pollution from increased traffic, in-combination with other sites on White Mere, Sweatmere and Crose Mere and Clarepool Moss (possibly others). Otherwise none</p>
<i>Ecology Comments Other Constraints:</i>	<p>Ecia required. Large pool to the east is core / priority habitat. A small pond is present 112m from the north west boundary. Another large pond has been created as part of other development 87m east from the north east side. The grassland may also be core / priority habitat. There are a large number of mature trees within and bordering this site. The trees and hedgerows may support bats and nesting birds as well as being habitat in their own right. Hedgerow is Core / Priority Habitat.</p>

<i>Ecology Comments Management of Constraints:</i>	The grassland would require survey between May and August by a very experienced botanist as pastures are difficult to assess. The on-site and nearby ponds will require assessment. The onsite pond would require a good buffer in accordance with CS17 Environmental Networks and MD12. Protected species mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries. Retain mature trees in field. Protect, enhance and restore Env. Network to north and east in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	The entire area beyond this development should be master-planned - in part to ensure that adequate greenspace provision is provided for people and wildlife. The main pool here could be enhanced in many ways and a large buffer should be the part of any plans. The environmental network along the northern boundary should be enhanced to link existing corridor.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	No known archaeological interest but large size of site suggests it may have some archaeological potential.
<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>	Agricultural land with scattered field trees and hedgerows
<i>Tree Comments Management of Constraints:</i>	BS 5837: 2012 Arboricultural impact assessment must be undertaken and the tree constraints and opportunities used to inform site layout design.
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the town.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road to south is a noise source.
<i>Public Protection Comments Management of Constraints:</i>	Stand off distance, glazing and ventilation consideration and layout and orientation of dwellings to the road to avoid noise issues
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Good
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Good
Relationship to the Black Country	This site is located to the west of Shrewsbury. Shrewsbury is located in the centre of Shropshire, with a functional relationship to the Black Country. Shrewsbury benefits from being located on the A5/M54 corridor which provides links to the Black Country (which is some 22 miles away). Shrewsbury also benefits from a railway station which offers regular train services to the Black Country via the Shrewsbury to Wolverhampton line.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

<p>Strategic Considerations:</p>	<p>The site represents part of a major opportunity for significant greenfield land release to the west of the town, within the A5. The site is currently predominantly used for grazing.</p> <p>In following good master planning principles it is considered this site should be considered alongside adjoining sites SHR161 and SHR060. Whilst these sites are being promoted separately, it is understood there is good opportunity to deliver a comprehensively planned development.</p> <p>The site offers the opportunity to extend the green networks in the west of the town - a key objective of the Big Town Plan. The site is considered to meet strategic needs well.</p> <p>The site has no overarching constraints.</p> <p>The sites represent a partial fill of the remaining undeveloped land between the Mytton Oak Road and the Radbrook Road and would need to provide a new circular link road, between the existing radial roads, in order to facilitate public transport services to the new developments and improve accessibility by car.</p> <p>It has a medium/low landscape sensitivity, is considered to be a good location for development by the majority of other service area - ecology, public protection, trees. Heritage have identified the site as an acceptable location, whilst acknowledging the Grade II listed building on the site. It is considered this can be managed through the proposed masterplan process.</p> <p>Whilst the site scores poorly against the SA, it should be recognised that this is predominantly due to the proximity to services and the presences of the Grade II listed Farmhouse at Upper Edgebold, both of which can be mitigated through the masterplan process. This site is over 1.5km to the nearest primary school and convenience store. Frequent bus service operate along Mytton Oak Road and Hanwood Road but these are around 800m from the centre of the sites. It would therefore be preferable for this area to be developed as a sustainable urban extension to include local facilities and through route public transport services.</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>Yes</p>
<p>Recommendation</p>	<p>Identify the site as part of a mixed use sustainable urban extension allocation alongside sites SHR158 & SHR161. This sustainable urban extension is to include around 1,500 dwellings (300 dwellings of which form part of the proposed contribution to unmet needs forecast to arise in the Black Country), 5ha employment land, green spaces, community uses and other on-site infrastructure.</p>
<p>Reasoning</p>	<p>The site represents part of a major opportunity for significant greenfield land release to the west of the town, within the A5. The site is currently predominantly used for grazing.</p> <p>In following good master planning principles it is considered this site should be considered alongside adjoining sites SHR158 and SHR161. These sites are being promoted jointly and it is understood this is underpinned by a land promotion agreement. This will ensure the site is developed in a comprehensive manner, through a master planned approach.</p> <p>The site offers the opportunity to extend the green networks in the west of the town - a key objective of the Big Town Plan. The site is considered to meet strategic needs well. The site has no overarching constraints.</p> <p>The sites represent a partial fill of the remaining undeveloped land between the Mytton Oak Road and the Radbrook Road and would need to provide a new circular link road, between the existing radial roads, in order to facilitate public transport services to the new developments and improve accessibility by car.</p> <p>It has a medium/low landscape sensitivity, is considered to be a good location for development by the majority of other service area - ecology, public protection, trees. Heritage have identified the site as an acceptable location, whilst acknowledging the Grade II listed building on the site. It is considered this can be managed through the proposed masterplan process.</p> <p>Whilst the site scores poorly against the SA, it should be recognised that this is predominantly due to the proximity to services and the presences of the Grade II listed Farmhouse at Upper Edgebold, both of which can be mitigated through the masterplan process. Given the proximity of services it would therefore be preferable for this area to be developed as a sustainable urban extension to include local facilities and through route public transport services. It is recognised there is potential for new education provision within the existing allocated site to the east which could also serve this site. The mix of uses on the site has evolved since the Preferred Options consultation in November 2018, reflecting early urban design work being carried out by the site promoter, alongside the consideration of opportunities for park and ride provision and a more focussed and consolidated employment provision.</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.</p> <p>This sustainable urban extension presents an opportunity to support the local economy, create jobs, provide housing to meet needs arising in Shropshire and accommodate 300 houses as part of the proposed contribution to the unmet housing need forecast to be arise within the Black Country. This is considered to constitute sustainable development.</p> <p>Accommodating part of the proposed contribution to the Black Country on this site will contribute to the achievement of the wider spatial strategy for Shropshire.</p>
<p>Further Main Modifications required:</p>	

<p>If proposed for Allocation, Potential Capacity:</p>	<p>This sustainable urban extension of SHR060, SHR158 & SHR161 is to include around 1,500 dwellings (300 dwellings of which form part of the proposed contribution to unmet needs forecast to arise in the Black Country), 5ha employment land, green spaces, community uses and other on-site infrastructure.</p>
<p>If proposed for Allocation Design Requirements:</p>	<p>This is a significant additional Sustainable Urban Extension (SUE) development opportunity for the town. Development will be progressed in a comprehensively planned way, subject to an agreed masterplan reflecting the objectives of the Big Town Plan. This will include a mix of uses, including substantial residential development, commercial land and potentially additional community, leisure and retail uses, where these would not impact on the viability of the town centre.</p> <p>Due to the scale of the site it is likely delivery will continue beyond 2038 into the next plan period.</p> <p>The total site area of land proposed is around 100 hectares. However, to ensure a suitable balance of development it is considered around 50 hectares will be required for residential purposes (to deliver around 1,500 dwellings) and a minimum of 5 hectares will come forward for employment purposes, alongside the potential for new park and ride provision. There are significant opportunities to enhance infrastructure as part of this development.</p> <p>Vehicular access will be served from both Mytton Oak Road and Hanwood Road and will support the creation of a circular link road sufficient to sustain a bus route. Where necessary improvements to the Local and Strategic Road Networks will be funded through the development.</p> <p>Development will support the creation of and enhancements to existing green corridors as part of the Big Town Plan's wider strategy to improve the town's green network. This will also support enhancements to pedestrian and cycle links in this area of town.</p>

Site Assessment - Stage 3 Updated

Site Reference:	SHR063
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium-Low
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium-Low
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	<p>This site represent a partial fill of the remaining undeveloped land between the Mytton Oak Road and the Radbrook Road. The majority of Nobold Lane (north of Mousecroft Lane) is not fronted by one of these sites so no improvements could be delivered without third party land. Together they would need to provide an new circular link road, between the existing radial roads, in order to facilitate public transport services to the new developments and improve accessibility by car. This is particular important as there is not direct access to the A5 bypass from Longden Road and there level of development that could be accommodated by the Longden Road route going north east to Roman Road will be limited by existing highway capacity.</p>
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<i>Ecology Comments Significant Constraints:</i>	<p>HRA may be required for NOx pollution from increased traffic, in-combination with other sites on White Mere, Sweatmere and Crose Mere and Clarepool Moss (possibly others). If GCN are present in the pool and / or the grassland is priority / core habitat, then the reduced area available for development after adequate mitigation has been provided may make this site unviable.</p>
<i>Ecology Comments Other Constraints:</i>	<p>Ecia required. Two large ponds onsite, a large pond in the garden to the west and others nearby would require GCN surveys. Grassland may be of interest. The combination of pools, scrub and hedgerows forms interesting environmental network habitat.</p>

<i>Ecology Comments Management of Constraints:</i>	The grassland would require survey between May and August by a very experienced botanist as pastures are difficult to assess. The on-site and nearby ponds will require assessment. The onsite ponds would require a good buffer in accordance with CS17 Environmental Networks and MD12. Protected species mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries. Retain mature trees in field. Protect, enhance and restore Env. Network on site and to south in accordance with CS17 Environmental Networks and MD12. The field to the east has far fewer lower ecological interest. Leaving the field to the west may work.
<i>Ecology Comments Opportunities:</i>	Work to enhance the western field would provide good greenspace for any development in the field to the east. Tree planning along the southern boundary would boost the environmental network. Or just letting the hedge grow wide. Another pool could be dug in the western pool.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site includes 19th century brickyard (HER PRN 28270) and small, non-designated field barn
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA and Level 2 historic building assessment of field barn).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Agricultural land with scattered field trees and hedgerows
<i>Tree Comments Management of Constraints:</i>	BS 5837: 2012 Arboricultural impact assessment must be undertaken and the tree constraints and opportunities used to inform site layout design.
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the town.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Potential contaminated land due to past land uses. Road is a noise source to the north of the site.
<i>Public Protection Comments Management of Constraints:</i>	Con land remediation likely to be available. Noise can be mitigated via stand off distance, glazing and ventilation consideration and layout and orientation of dwellings to the road.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	This site is located to the west of Shrewsbury. Shrewsbury is located in the centre of Shropshire, with a functional relationship to the Black Country. Shrewsbury benefits from being located on the A5/M54 corridor which provides links to the Black Country (which is some 22 miles away). Shrewsbury also benefits from a railway station which offers regular train services to the Black Country via the Shrewsbury to Wolverhampton line.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

Strategic Considerations:	<p>The site has potential to be part of a large strategic allocation.</p> <p>Improvements to local highway network required and impact on Strategic road network will need to be assessed.</p> <p>Promoted land to the south of Hanwood Road up to Longden Road offers the opportunity to consider a strategic comprehensive proposal in this direction, although it is acknowledged there are a number of different landowners and there is no known promotion agreement.</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation..</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>No</p>
Potential for Allocation?	<p>No</p>
Recommendation	<p>Do not allocate</p>
Reasoning	<p>Whilst the site has potential to be part of a frontage into a much larger strategic allocation between the Hanwood Road and Longden Road, it is considered there is no requirement to release this land at this time in order to meet the proposed development needs of the town up to 2038.</p> <p>Land to the north between Hanwood Road and Mytton Oak road is preferred for a major expansion of the town in order to meet a significant proportion of development needs up to 2038. It is felt the preferred site offers greater potential benefits to the town and can support the objectives of the Big Town Plan and to achieve a comprehensively planned development.</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
Further Main Modifications required:	<p>No</p>

If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3 Updated

Site Reference:	SHR064
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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 within 20m of a detailed river network:</i>	1%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Not assessed
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Not assessed
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Not assessed
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Not assessed
<i>Highway Comments - Direct Access to Highway Network?</i>	Directly onto Shillingston Drive. The site has sufficient frontage to be able to deliver a suitable form of junction.
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<i>Ecology Comments Significant Constraints:</i>	HRA may be required for NOx pollution from increased traffic, in-combination with other sites on White Mere, Sweatmere and Crose Mere and Clarepool Moss (possibly others). A large part of the area appears to be Environmental Network - Core Habitat and/or Corridor. There is not likely to be space on site to mitigate for the loss of the network. The network requires protection in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Other Constraints:</i>	EclA required. Most of the many mature trees on this sites are have TPOs. The habitat appears to be overgrown grassland / scrub in one part, overgrown garden in another and woodland to the east. Several protected species could be found here. The most likely include nesting birds, bats and badgers. It may be that not all the site would qualify as Environmental Network. But it is likely that a big proportion would be which leaves little space for mitigation measures

<i>Ecology Comments Management of Constraints:</i>	Protected species mitigation may be required if found. The hedgerows and mature trees should be retained. In particular the TPO trees
<i>Ecology Comments Opportunities:</i>	It may still be the former grassland on site retains interest that could be restored. Woodland enhancement may be possible.
<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>	Mature Oak trees on site
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of exiting mature trees
<i>Tree Comments Opportunities:</i>	Retention of mature tree cover
<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>	No significant constraints noted.
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Good
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Good
Relationship to the Black Country	This site is located to the north of Shrewsbury. Shrewsbury is located in the centre of Shropshire, with a functional relationship to the Black Country. Shrewsbury benefits from being located on the A5/M54 corridor which provides links to the Black Country (which is some 22 miles away). Shrewsbury also benefits from a railway station which offers regular train services to the Black Country via the Shrewsbury to Wolverhampton line.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Whilst Shrewsbury's functional relationship and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution.

Strategic Considerations:	<p>The site is within the existing development boundary, without any overriding constraints. Care will need to taken to retain trees on site. Windfall opportunity. Whilst Shrewsbury's functional relationship and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution.</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>No</p>
Recommendation	<p>Do not allocate</p>
Reasoning	<p>The site is within the existing development boundary and therefore has windfall potential. Whilst Shrewsbury's functional relationship and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions. Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire. The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
Further Main Modifications required:	<p>No</p>

If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3 Updated

Site Reference:	SHR066
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	No
<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>	10%
<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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<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
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	<p>The site would access the highway directly onto the new route of Pulley Lane with the exception of SHR185 which is promoted with access to the old route of Pully Lane south of Lower Pulley Cottages - this section of old Pulley Lane in not suitable for new development traffic and improvements could not be achieved without third party land. The left only turn onto Hereford road (from new Pully Lane) works for the current users of the new Pulley Lane route as this accommodates Bayston Hill traffic that wants to access Shrewsbury. If these sites were developed those wanting to access the A5 bypass would need to take a detour to the Meole Brace retail park roundabout - this is not ideal.</p>
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<i>Ecology Comments Significant Constraints:</i>	<p>HRA may be required for NOx pollution from increased traffic, in-combination with other sites on White Mere, Sweatmere and Crose Mere and Clarepool Moss (possibly others). Otherwise none</p>
<i>Ecology Comments Other Constraints:</i>	<p>EclA required. Mature trees are present on the borders of this site and perhaps within. The trees and hedgerows may support bats and nesting birds as well as being habitat in their own right. Hedgerow is Core / Priority Habitat. The grassland may be of interest.</p>

<i>Ecology Comments Management of Constraints:</i>	Grassland would require survey between May and August but an experienced surveyor as pastures are difficult to assess.
<i>Ecology Comments Opportunities:</i>	Good existing hedgerows could be enhanced or thickened to create think woodland and ecological network.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site close to projected line of Roman road (HER PRN 00098).
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Some significant trees on and adjacent to the boundaries of the site, level of important tree cover may limit developable area.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of exiting mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the town.
<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>	No significant constraints noted.
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	This site is located to the south of Shrewsbury. Shrewsbury is located in the centre of Shropshire, with a functional relationship to the Black Country. Shrewsbury benefits from being located on the A5/M54 corridor which provides links to the Black Country (which is some 22 miles away). Shrewsbury also benefits from a railway station which offers regular train services to the Black Country via the Shrewsbury to Wolverhampton line.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Whilst Shrewsbury's functional relationship and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution.

Strategic Considerations:	<p>Site is on potential line of Roman Road.</p> <p>Small site in its own right, but could come forward with adjoining land to form a strategic location.</p> <p>Whilst Shrewsbury's functional relationship and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution..</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>No</p>
Potential for Allocation?	<p>No</p>
Recommendation	<p>Do not allocate</p>
Reasoning	<p>The site itself is free of many constraints, although heritage assessments would need to be carried out. However, the site is small in its own right, and although adjoining land to east in also being promoted, at this stage there is no certainty as to the delivery of this combined site.</p> <p>In addition, it is considered that significant land release to the west of the town is preferable in order to meet the town's guideline up to 2038.</p> <p>Whilst Shrewsbury's functional relationship and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
Further Main Modifications required:	<p>No</p>

If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3 Updated

Site Reference:	SHR080
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	No
<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>	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 within 20m of a detailed river network:</i>	4%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Not assessed
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Not assessed
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Not assessed
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Not assessed
<i>Highway Comments - Direct Access to Highway Network?</i>	Potentially 33 homes. Access would be onto Oteley Road. An appropriate junction should be able to be accommodated along with appropriate improvements and links to the existing pedestrian and cycle networks.
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<i>Ecology Comments Significant Constraints:</i>	HRA may be required for NOx pollution from increased traffic, in-combination with other sites on White Mere, Sweatmere and Crose Mere and Clarepool Moss (possibly others). None
<i>Ecology Comments Other Constraints:</i>	EclA required. The western boundary is environmental network that requires protection in accordance with CS17 Environmental Networks and MD12. Mature trees are bordering this site. The trees and hedgerows may support bats and nesting birds as well as being habitat in their own right. Hedgerow is Core / Priority Habitat.

<i>Ecology Comments Management of Constraints:</i>	A buffer to the network is required. The hedgerows and mature trees should be retained on the borders
<i>Ecology Comments Opportunities:</i>	Woodland planting along the western boundary should be encouraged to enhance the environmental network.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Significant prehistoric and Roman activity in area, so site has some archaeological potential
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	Important linear group of road frontage Lime trees
<i>Tree Comments Other Constraints:</i>	
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of exiting mature trees
<i>Tree Comments Opportunities:</i>	Retention of mature tree cover
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Oteley road is a busy road and a noise source.
<i>Public Protection Comments Management of Constraints:</i>	Mitigation through stand off distance, glazing and ventilation consideration and layout and orientation of dwellings to the road.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Good
Relationship to the Black Country	This site is located to the centre of Shrewsbury. Shrewsbury is located in the centre of Shropshire, with a functional relationship to the Black Country. Shrewsbury benefits from being located on the A5/M54 corridor which provides links to the Black Country (which is some 22 miles away). Shrewsbury also benefits from a railway station which offers regular train services to the Black Country via the Shrewsbury to Wolverhampton line.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Whilst Shrewsbury's functional relationship and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution.

Strategic Considerations:	<p>The site forms part of the current Shrewsbury South SUE.</p> <p>Whilst Shrewsbury's functional relationship and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution.</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>No</p>
Potential for Allocation?	<p>No</p>
Recommendation	<p>Do not allocate</p>
Reasoning	<p>The site forms part of the existing Shrewsbury South SUE allocated for development in the SAMDev Plan. This site has an extant planning permission.</p> <p>Whilst Shrewsbury's functional relationship and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions. Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire. The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
Further Main Modifications required:	<p>No</p>

If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3 Updated

Site Reference:	SHR086
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	No
<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>	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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Not assessed
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Not assessed
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Not assessed
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Not assessed
<i>Highway Comments - Direct Access to Highway Network?</i>	Access onto Mount Pleasant and Lancaster Road. Dual access to the site will minimise impact on highway network. Impact on existing congestion on Mount Pleasant linked to Mount Pleasant / Ditherington Road junction needs to be assessed and mitigated.
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<i>Ecology Comments Significant Constraints:</i>	HRA may be required for NOx pollution from increased traffic, in-combination with other sites on White Mere, Sweatmere and Crose Mere, Hencott Pool and Clarepool Moss (possibly others) and possible recreation impacts in-combination on Hencott Pool. More than the minimum 30m per bedroom (SAMDev Policy MD2) would be required to address recreation issues in the HRA which could reduce numbers of dwellings possible. See LPR HRA. Otherwise none
<i>Ecology Comments Other Constraints:</i>	EclA required. Mature trees are within and bordering this site. The trees and hedgerows may support bats and nesting birds as well as being habitat in their own right. Hedgerow is Core / Priority Habitat. A Tree Preservation Order is listed for one tree on the north western corner. The thin woodland strips and scrubby area in the south is environmental network that requires protection in accordance with CS17 Environmental Networks and MD12. A pond is present 162m to the north east. The grassland, despite regular mowing, may hold interest.

<i>Ecology Comments Management of Constraints:</i>	Pond to NE would need survey for GCN. Other protected species mitigation may be required. Bats and nesting birds are most likely. Survey the grassland between May and August.
<i>Ecology Comments Opportunities:</i>	This area is one of the few areas of greenspace in this area. Any provision of greenspace should be publicly available and ideally enhance existing habitats.
<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>	Trees to North and West curtilages screen site from existing residential
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of exiting mature trees
<i>Tree Comments Opportunities:</i>	Retention of mature tree cover
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Potential noise from commercial to the north and east of the site where there is also noise from railway line. Possible contaminated land.
<i>Public Protection Comments Management of Constraints:</i>	Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings and combinations thereof. Remediation for contaminated land likely to be available
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Good
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Good
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Good
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Good
Relationship to the Black Country	This site is located in the north-west of Shrewsbury. Shrewsbury is located in the centre of Shropshire, with a functional relationship to the Black Country. Shrewsbury benefits from being located on the A5/M54 corridor which provides links to the Black Country (which is some 22 miles away). Shrewsbury also benefits from a railway station which offers regular train services to the Black Country via the Shrewsbury to Wolverhampton line.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

Strategic Considerations:	<p>Brownfield site, potential windfall opportunity.</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.</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>No</p>
Potential for Allocation?	<p>No</p>
Recommendation	<p>Do not allocate</p>
Reasoning	<p>The site is predominantly brownfield and is located within the existing and proposed development boundary for the town. The site has no overarching constraints, although highway impact on Mount Pleasant linked to Mount Pleasant / Ditherington Road junction needs to be assessed. Potential windfall opportunity.</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
Further Main Modifications required:	<p>No</p>

If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3 Updated

Site Reference:	SHR093
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	1%
<i>Percentage of the site within 20m of a detailed river network:</i>	12%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium-Low
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium-Low
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Difficult to access the Strategic Road Network as no direct link to A5 from Longden Road
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<i>Ecology Comments Significant Constraints:</i>	HRA may be required for NOx pollution from increased traffic, in-combination with other sites on White Mere, Sweatmere and Crose Mere and Clarepool Moss (possibly others). Otherwise none
<i>Ecology Comments Other Constraints:</i>	EciA required. The eastern boundary is environmental network on account of the water course. This requires protection in accordance with CS17 Environmental Networks and MD12. A small pond is present on site at the southern end. A new pond appears to be present in the new development to the east (27m away) and another pool 165m to the west. There are several mature trees within and bordering this site. The trees and hedgerows may support bats and nesting birds as well as being habitat in their own right. Hedgerow is Core / Priority Habitat. Water Voles are possible on this water course and otter are likely to use it as corridor.

<i>Ecology Comments Management of Constraints:</i>	Protected species mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries. Retain mature trees in field. Protect, enhance and restore Env. Network to east in accordance with CS17 Environmental Networks and MD12. A large buffer to the water course should be provided.
<i>Ecology Comments Opportunities:</i>	The water course could be enhanced to make a feature and its capacity increased to help address flooding issues. In-line pools should be considered.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Post-medieval coal workings present on site (HERPRN 06776) Site would reduce/remove spatial separation between built edge of town and Nobold, harming its historic character.
<i>Heritage Comments Management of Constraints:</i>	Site subject to full archaeological DBA and evaluation in 2014. Further round of evaluation and mitigation would be secured by condition. Design would need to ensure that a distinct spatial separation is maintained with Nobold
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Trees and hedgerows on the boundaries of the site.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of exiting mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the town.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Potential for some impacts from commercial to the east however noted there are closer residential properties therefore no likely issues. Possible contamination of land from mining and quarrying operations in the southern part of the site.
<i>Public Protection Comments Management of Constraints:</i>	Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings and combinations thereof. Remediation for contaminated land likely to be available
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Good
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Good
Relationship to the Black Country	This site is located to the south-west of Shrewsbury. Shrewsbury is located in the centre of Shropshire, with a functional relationship to the Black Country. Shrewsbury benefits from being located on the A5/M54 corridor which provides links to the Black Country (which is some 22 miles away). Shrewsbury also benefits from a railway station which offers regular train services to the Black Country via the Shrewsbury to Wolverhampton line.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

Strategic Considerations:	<p>The site has been subject to a planning appeal against refusal in 2015 with the Inspector dismissing the proposal (SC ref: 14/01983/OUT).</p> <p>It is recognised there are no overarching landscape and visual impact considerations identified as part of the Local Plan Review assessment with the site scoring medium/low. However, there are heritage concerns relating to potential removal of the gap between the existing built form to the east and the historic hamlet of Nobold. On this it is worth noting that this issue of local character was raised in a planning appeal at Inquiry in 2015, with the inspector concluding that Nobold has a distinctive, rural character and its own separate identity and is that these characteristics are worthy of protection. Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.</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>No</p>
Potential for Allocation?	<p>No</p>
Recommendation	<p>Do not allocate</p>
Reasoning	<p>The site represents a strategic gap between the urban form and the historic hamlet of Nobold; its potential erosion would impact adversely on the character of the area.</p> <p>Whilst current site assessment evidence suggests there are no other overarching on-site constraints, it is felt that the preferred site/s offers more strategic benefit to the town in meeting the identified housing need up to 2038.</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
Further Main Modifications required:	<p>No</p>

If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3 Updated

Site Reference:	SHR099
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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 within 20m of a detailed river network:</i>	1%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Landscape Considerations (Residential) (from the LVSS):</i>	High
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium-High
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Very High
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	High
<i>Highway Comments - Direct Access to Highway Network?</i>	<p>Potentially 34 homes. Access arrangements onto Woodcote way will need to be carefully assessed due to the close proximity of the A5112 roundabout and the new Redwings development access. Modifications to the roundabout may be required or access could be incorporated into a modified roundabout. Access should be linked with SHR218. The site is approximately 1.0km from the nearest supermarket, 1.5km from the nearest school. Regular bus services operate along Woodcote Way which is adjacent to the site. There is a good pedestrian and cycle network in the vicinity.</p>
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<i>Ecology Comments Significant Constraints:</i>	HRA may be required for NOx pollution from increased traffic, in-combination with other sites on White Mere, Sweatmere and Crose Mere and Clarepool Moss, Hencott Pool (possibly others).
<i>Ecology Comments Other Constraints:</i>	Requires EclA and surveys for GCNs (ponds within 500m), badgers and nesting birds.

<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance hedgerows/tree lines. 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>	Hedgerows with connectivity on site
<i>Tree Comments Other Constraints:</i>	
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arboricultural Impact Assessment, Tree Protection Plan & Arboricultural Method Statement.
<i>Tree Comments Opportunities:</i>	Net gain for biodiversity - retain existing features and join green corridors
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Noise from Telford Way Road.
<i>Public Protection Comments Management of Constraints:</i>	Noise assessment required to consider impact on road noise to meet internal standards with windows open.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	This site is located to the east of Shrewsbury. Shrewsbury is located in the centre of Shropshire, with a functional relationship to the Black Country. Shrewsbury benefits from being located on the A5/M54 corridor which provides links to the Black Country (which is some 22 miles away). Shrewsbury also benefits from a railway station which offers regular train services to the Black Country via the Shrewsbury to Wolverhampton line.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Whilst Shrewsbury's functional relationship and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution.

Strategic Considerations:	<p>Generally, vehicular and wider sustainable access links are considered good. Site has medium to high landscape sensitivity. Currently outside the development boundary. Whilst Shrewsbury's functional relationship and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	
Known Infrastructure Opportunities:	
Potential for Windfall?	no
Potential for Allocation?	no
Recommendation	Do not allocate
Reasoning	<p>It is considered there are more sustainable options in the town to deliver planned growth over the plan period. The site is considered to have a relatively high sensitivity to landscape change. Whilst Shrewsbury's functional relationship and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions. Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire. The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
Further Main Modifications required:	No

If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3 Updated

Site Reference:	SHR109
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	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>	2%
<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>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium-Low
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium-High
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	<p>The current levels of traffic on Ellesmere Road and on the A49 bypass north of Sundorne Road roundabout constrain major development in the north of Shrewsbury and these sites should only be brought forward once the Shrewsbury North West Relief Road has been secured. The scheme provide alternative routes for existing traffic which reduce the current pressures on Ellesmere Road and the A49 bypass creating additional capacity for major development in north Shrewsbury. The new road will also provide a strategic access route through these sites.</p>
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<i>Ecology Comments Significant Constraints:</i>	<p>HRA may be required for NOx pollution from increased traffic, in-combination with other sites on White Mere, Sweatmere and Crose Mere and Clarepool Moss, Hencott Pool (possibly others). HRA will be required for impacts on Hencott Pool Ramsar Site part of which is within the area indicated. Impacts include recreational impacts in-combination and direct run-off into site. Part of the area is also in the catchment of Hencott Pool. More than the minimum 30m per bedroom (SAMDev Policy MD2) may be required to address potential impact identified in the HRA. These issues would greatly reduce the amount of development possible and would need additional detailed research to inform the HRA of the LPR and at planning application stage. Suggest do not allocate this site. Planned route of the NWRR passes through the middle of this site. Lies in 'rural' setting.</p>
<i>Ecology Comments Other Constraints:</i>	<p>3 ponds are present within 50m of the site. There are a few damp hollows / pools on site. These and others further away may support GCN. Tree Preservation Orders are listed for several trees and area TPOs both within the sites and on the boundaries. Mature trees are within and bordering this site. The trees and hedgerows may support bats and nesting birds as well as being habitat in their own right. Hedgerow is Core / Priority Habitat.</p>

<i>Ecology Comments Management of Constraints:</i>	Much of the northern area is likely to be too close to the Ramsar site and not possible to develop. The HRA will have to assess whether the rest is possible. For other considerations; protected species mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries. Retain mature trees in field. Protect, enhance and restore Env. Network to north and west in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Much of the land surrounding Hencott pool has been farmed as arable and likely to be overly fertile. Soil stripping and pool creation to the north of the site could result in very species-rich habitat being created with the possibility of species migrating from Hencott Pool
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site detached from built edge of town. Site includes an a possible prehistoric cropmark enclosure (HER PRN 04415). Very large size suggests there may also be wider archaeological potential.
<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>	Agricultural land with scattered field trees and hedgerows
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of exiting mature trees
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to increase woodland cover and integrate the development into the broader landscape
<i>Public Protection Comments Significant Constraints:</i>	Future proposals for a north west relief road would run through this land making it undesirable to develop if this removes the potential for such a road in future.
<i>Public Protection Comments Other Constraints:</i>	Rail noise to the west.
<i>Public Protection Comments Management of Constraints:</i>	Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings and combinations thereof to mitigate for rail noise.
<i>Public Protection Comments Opportunities:</i>	Site considered unacceptable on the basis it removes future potential for NWRR. Without this constraint this is a good site.
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Poor
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Poor
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Poor
Relationship to the Black Country	This site is located to the north-west of Shrewsbury. Shrewsbury is located in the centre of Shropshire, with a functional relationship to the Black Country. Shrewsbury benefits from being located on the A5/M54 corridor which provides links to the Black Country (which is some 22 miles away). Shrewsbury also benefits from a railway station which offers regular train services to the Black Country via the Shrewsbury to Wolverhampton line.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

Strategic Considerations:	<p>This is a significant site dependent upon the delivery of the proposed NWRR.</p> <p>Other major concerns over the ecological impacts on Hencott Pool Ramsar Site, and the noise impact from the rail line. The site is over 1.0km to the nearest primary school and 1.5km to the nearest convenience store. Frequent bus service operate along Mount Pleasant Road approximately 800m from the centre of the sites. It would therefore be preferable for this area to be developed as a sustainable urban extension to include local facilities and through route public transport services.</p> <p>A masterplan for these sites would need to include new facilities such as a school and local centre (to be delivered alongside adjoining site options).</p> <p>The site performs poorly for housing and employment in the context of the settlement within the Stage 2a Sustainability Appraisal. It also performs poorly for employment in the context of the Black Country Contribution within the Stage 2a Sustainability Appraisal, although fair for housing.</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.</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>No</p>
Potential for Allocation?	<p>No</p>
Recommendation	<p>Do not allocate</p>
Reasoning	<p>In time this site may have some potential alongside the delivery of the proposed NWRR. However, ahead of this a sustainable access is not considered achievable and there are other ecological and noise impacts which make this site unsustainable.</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
Further Main Modifications required:	<p>No</p>

If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3 Updated

Site Reference:	SHR110
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	4%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	5%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	10%
<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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium-Low
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium-Low
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	<p>In isolation the site does not benefit from direct access to the highway network. As such access would need to be in association with other land promoted for development as part of the Local Plan Review (to the west), with access off Mytton Oak Road or Hanwood Road. Further assessment would be required to review cumulative impact of development within the area. Likely to be acceptable, subject to mitigation on the local highway network. Development could not occur without appropriate off-site works, such mitigation works would need to be determined in association with neighbouring developments.</p>
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<i>Ecology Comments Significant Constraints:</i>	<p>HRA may be required for NOx pollution from increased traffic, in-combination with other sites, on White Mere, Sweatmere and Crose Mere and Clarepool Moss, Hencott Pool (possibly others). See LPR HRA.</p> <p>The middle pond is a known GCN breeding pond. The other two ponds may contain GCNs. A buffer of at least 50m will be required for any ponds that contain GCNs, reducing the developable area available.</p>
<i>Ecology Comments Other Constraints:</i>	<p>EclA and botanical survey required and surveys for badgers, bats, nesting birds, GCNs and reptiles</p>

<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancements. Protect, enhance and restore Env. Network in accordance with CS17and MD12.
<i>Ecology Comments Opportunities:</i>	Enhance Env. Network
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site is within setting and includes park like ground of Ley Grange, which is considered to be a non-designated heritage asset. No known archaeological interest but large size suggests it may have archaseological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on setting of Ley Grange and its grounds; archaeological DBA + field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	
<i>Tree Comments Management of Constraints:</i>	
<i>Tree Comments Opportunities:</i>	
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Land known to be heavily waterlogged.
<i>Public Protection Comments Management of Constraints:</i>	
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	This site is located to the west of Shrewsbury. Shrewsbury is located in the centre of Shropshire, with a functional relationship to the Black Country. Shrewsbury benefits from being located on the A5/M54 corridor which provides links to the Black Country (which is some 22 miles away). Shrewsbury also benefits from a railway station which offers regular train services to the Black Country via the Shrewsbury to Wolverhampton line.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

Strategic Considerations:	<p>In isolation the site does not have a substantial road frontage.</p> <p>The site adjoins the proposed allocation of SHR060/158/160, however it has not been considered against the emerging site promotion and urban design considerations.</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.</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>no</p>
Potential for Allocation?	<p>no</p>
Recommendation	<p>Do not allocate</p>
Reasoning	<p>Whilst adjoining the proposed allocation of SHR060/158/160, the site has not been considered against the emerging site promotion and urban design considerations for the preferred site option.</p> <p>The site is not required for access from Mytton Oak Road, and there is no evidence of any joint land promotion with adjoining land. As such it is not considered necessary for this site to come forward as part of the proposed site allocation at Edgebold.</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
Further Main Modifications required:	<p>No</p>

If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3 Updated

Site Reference:	SHR120
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	No
<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>	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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Not assessed
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Not assessed
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Not assessed
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Not assessed
<i>Highway Comments - Direct Access to Highway Network?</i>	Access onto Whitchurch Road at a signal controlled T-junction should continue to be via the roundabout the site currently shares with Morrisons supermarket.
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<i>Ecology Comments Significant Constraints:</i>	HRA may be required for NOx pollution from increased traffic, in-combination with other sites on White Mere, Sweatmere and Crose Mere, Hencott Pool and Clarepool Moss (possibly others) and possible recreation impacts in-combination on Hencott Pool. More than the minimum 30m per bedroom (SAMDev Policy MD2) would be required to address recreation issues in the HRA which could reduce numbers of dwellings possible. See LPR HRA.. Otherwise none
<i>Ecology Comments Other Constraints:</i>	EclA required as potential for bats and nesting birds in the buildings. Potential for reptiles alongside the railway line.

<i>Ecology Comments Management of Constraints:</i>	Protected and priority species mitigation and enhancement if required.
<i>Ecology Comments Opportunities:</i>	The Environmental Network along the railway line could be improved. Much more permeable surfaces should be provided.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Includes historic Sentinel Works buildings (HER PRN 06782)
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (Level 2 historic buildings assessment of historic sentinel works buildings). Seek to retain historic works buildings on Battlefield road frontage.
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Site is brownfield and devoid of trees
<i>Tree Comments Management of Constraints:</i>	
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to increase woodland cover and integrate the development into the broader landscape
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Noise from road to east - area designated a noise action zone therefore significant noise mitigation likely to be necessary. Potential for noise from Morrisons supermarket, car park and petrol filling station to the south. Contaminated land a potential from existing and past land use on site and
<i>Public Protection Comments Management of Constraints:</i>	Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings and combinations thereof to mitigate for all noise sources. Suggest standoff from main road is the best option to reduce impacts and ensure no air quality issues are raised. Remediation for contaminated land likely to be available
<i>Public Protection Comments Opportunities:</i>	Residential to north may get a betterment in noise environment by removal of commercial that currently exists.
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Good
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Good
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Good
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Good
Relationship to the Black Country	This site is located in the north-west of Shrewsbury. Shrewsbury is located in the centre of Shropshire, with a functional relationship to the Black Country. Shrewsbury benefits from being located on the A5/M54 corridor which provides links to the Black Country (which is some 22 miles away). Shrewsbury also benefits from a railway station which offers regular train services to the Black Country via the Shrewsbury to Wolverhampton line.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

<p>Strategic Considerations:</p>	<p>Brownfield site within the current and emerging Development Boundary. Site within a Source Protection Zone. Potential need for increased open space requirements to mitigate the possible recreation impact on Hencott Pool. Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>Yes</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Do not allocate</p>
<p>Reasoning</p>	<p>The brownfield site has no identified overarching constraints and is located within the defined development boundary. Considered to offer a good opportunity to respond to the objectives of the Big Town plan by virtue of its edge of centre location. Potential windfall opportunity. Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions. Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire. The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
<p>Further Main Modifications required:</p>	<p>No</p>

If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3 Updated

Site Reference:	SHR127
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	No
<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>	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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Not assessed
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Not assessed
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Not assessed
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Not assessed
<i>Highway Comments - Direct Access to Highway Network?</i>	Access would be directly onto Monkmoor Road via a new estate road access.
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<i>Ecology Comments Significant Constraints:</i>	HRA may be required for NOx pollution from increased traffic, in-combination with other sites on White Mere, Sweatmere and Crose Mere and Clarepool Moss, Hencott Pool (possibly others). Otherwise none
<i>Ecology Comments Other Constraints:</i>	EclA required as potential for bats and nesting birds in the buildings. Mature trees border this site to the south west. The trees may support bats and nesting birds as well as being habitat in their own right. Hedgerow, present along part of the south east border is Core / Priority Habitat.

<i>Ecology Comments Management of Constraints:</i>	Protected and priority species mitigation and enhancement if required.
<i>Ecology Comments Opportunities:</i>	Retain and widen the border of trees to the SW.
<i>Heritage Comments Significant Constraints:</i>	Site includes WWI aircraft hangars from former RAF Monkmoor (HER PRN 06783). Planning appeal to demolish and replace with housing refused in 2017 - now seen by Historic England as model case for protecting non-designated heritage assets.
<i>Heritage Comments Other Constraints:</i>	
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment produced for applications in 2016.
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Site is brownfield and devoid of trees
<i>Tree Comments Management of Constraints:</i>	
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to increase woodland cover and integrate the development into the broader landscape
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Possible land contamination from past and existing commercial operations. Possible noise from commercial to the northeast
<i>Public Protection Comments Management of Constraints:</i>	Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings and combinations thereof to mitigate for all noise sources. Con land remediation likely to be possible.
<i>Public Protection Comments Opportunities:</i>	Would remove noise sources from existing commercial activities on existing residential properties providing a betterment.
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Good
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Good
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Good
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Good
Relationship to the Black Country	This site is located in the east of Shrewsbury. Shrewsbury is located in the centre of Shropshire, with a functional relationship to the Black Country. Shrewsbury benefits from being located on the A5/M54 corridor which provides links to the Black Country (which is some 22 miles away). Shrewsbury also benefits from a railway station which offers regular train services to the Black Country via the Shrewsbury to Wolverhampton line.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Whilst Shrewsbury's functional relationship and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution.

Strategic Considerations:	<p>The brownfield site is approximately 1.0km from the nearest supermarket, 1.5km from the nearest school. Regular bus services operate along Woodcote Way which is adjacent to the site. There is a good pedestrian and cycle network in the vicinity.</p> <p>Whilst Shrewsbury's functional relationship and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution.</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>No</p>
Potential for Allocation?	<p>No</p>
Recommendation	<p>Do not allocate</p>
Reasoning	<p>Whilst the site is brownfield, significant concern has been raised as to the potential impact on the former WW1 aircraft hangers, identified as a non-designated heritage asset.</p> <p>Whilst Shrewsbury's functional relationship and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions. Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire. The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
Further Main Modifications required:	<p>No</p>

If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3 Updated

Site Reference:	SHR139
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	17%
<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>	17%
<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>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Not assessed
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Not assessed
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Not assessed
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Not assessed
<i>Highway Comments - Direct Access to Highway Network?</i>	This site is with in an existing employment area with a suitable existing access onto Longden Road.
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<i>Ecology Comments Significant Constraints:</i>	HRA may be required for NOx pollution from increased traffic, in-combination with other sites on White Mere, Sweatmere and Crose Mere and Clarepool Moss, Hencott Pool (possibly others). Otherwise none
<i>Ecology Comments Other Constraints:</i>	There are several mature trees bordering this site. The trees and hedgerows may support bats and nesting birds as well as being habitat in their own right. Hedgerow is Core / Priority Habitat.

<i>Ecology Comments Management of Constraints:</i>	The two oak trees on the road side are particularly significant and should have adequate root protection.
<i>Ecology Comments Opportunities:</i>	The constrained footpath along the south western boundary should be opened up to make this useful link to the railway crossing more amenable.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	
<i>Heritage Comments Management of Constraints:</i>	
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Site is brownfield and devoid of trees, some significant trees adjacent to the site.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of exiting mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the town.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Possible noise from surrounding commercial land. Possible land contamination from past and existing commercial operations
<i>Public Protection Comments Management of Constraints:</i>	Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings and combinations thereof to mitigate for all noise sources. Con land remediation likely to be possible.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Good
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Good
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Good
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Good
Relationship to the Black Country	This site is located in the south-west of Shrewsbury. Shrewsbury is located in the centre of Shropshire, with a functional relationship to the Black Country. Shrewsbury benefits from being located on the A5/M54 corridor which provides links to the Black Country (which is some 22 miles away). Shrewsbury also benefits from a railway station which offers regular train services to the Black Country via the Shrewsbury to Wolverhampton line.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Whilst Shrewsbury's functional relationship and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution.

Strategic Considerations:	<p>Sustainable travel to / from these sites will be limited due to the nearest housing being over 1.0km away and a limited bus service operating along Longden Road. There is a continuous footway link into Shrewsbury.</p> <p>Brownfield site and therefore represents potential opportunity to deliver some of the objectives of the Big Town Plan, in particular supporting principle of 'balanced growth'. However, loss of employment will need to be considered.</p> <p>Whilst Shrewsbury's functional relationship and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution.</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>No</p>
Recommendation	<p>Do not allocate</p>
Reasoning	<p>The site is an existing employment site with uses on. However, the site may well become available over the plan period and as things stand there are no overarching concerns, although any loss to employment should be weighed in the planning balance.</p> <p>Whilst Shrewsbury's functional relationship and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions. Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire. The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
Further Main Modifications required:	<p>No</p>

If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3 Updated

Site Reference:	SHR142
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	6%
<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>	8%
<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>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium-Low
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium-Low
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	<p>The site would be accessed from Longden Road. It is more strategically beneficial to consider the site alongside the cluster of sites to the north of Longden Road as there is no vehicular access to the A5 from Longden Road and therefore there would be benefits from establishing a spine road between Hanwood Road and Longden Road. However this site could be delivered independently with some local highway improvements.</p>
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<i>Ecology Comments Significant Constraints:</i>	<p>HRA may be required for NOx pollution from increased traffic, in-combination with other sites on White Mere, Sweatmere and Crose Mere and Clarepool Moss, Hencott Pool (possibly others). Otherwise none</p>
<i>Ecology Comments Other Constraints:</i>	<p>EclA required. A water course runs along the north eastern boundary and this - with a buffer - forms part of the Environmental Network. The network requires protection in accordance with CS17 Environmental Networks and MD12. The band of trees alongside the railway line to the east is protected as an area TPO and it also forms part of the network. This should also be adequately buffered. There are a large number of mature trees bordering this site. The trees and hedgerows may support bats and nesting birds as well as being habitat in their own right. Hedgerow is Core / Priority Habitat. A pond is present about 85m north of the site however the barriers (like the road) and the poor apparent condition of this pond (very overgrown) would mean GCN are unlikely to be harmed by development at this site (unless other ponds are found).</p>

<i>Ecology Comments Management of Constraints:</i>	Buffers to the water course to the north and TPO trees to the east are required. Hedgerows should be retained and mature boundary trees given a good buffer to protect their roots.
<i>Ecology Comments Opportunities:</i>	The water course could be enhanced to make a feature and its capacity increased to help address flooding issues. In-line pools should be considered.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site includes an area of former coal workings (HER PRN 06776). Site would potentially remove separation of historic hamlet of Nobold from the built edge of Shrewsbury, resulting in harm to its historic character
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA + evaluation). Design would need to ensure that a distinct spatial separation is maintained with Nobold
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Few boundary trees of some significance
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of exiting mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the town.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Noise from rail to south.
<i>Public Protection Comments Management of Constraints:</i>	Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings and combinations thereof to mitigate for all noise sources.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Poor
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Poor
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	This site is located to the south-west of Shrewsbury. Shrewsbury is located in the centre of Shropshire, with a functional relationship to the Black Country. Shrewsbury benefits from being located on the A5/M54 corridor which provides links to the Black Country (which is some 22 miles away). Shrewsbury also benefits from a railway station which offers regular train services to the Black Country via the Shrewsbury to Wolverhampton line.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

Strategic Considerations:	<p>The site is over 2.0km to the nearest primary school and convenience store as third party land would be required to make suitable improvements to the existing PRoW access to Radbrook Green. Frequent bus service operate along Hanwood Road but these are around 800m from the centre of the sites. It would therefore be preferable for this area to be developed as a sustainable urban extension to include local facilities and through route public transport services.</p> <p>The site performs poorly for housing and employment in the context of the settlement within the Stage 2a Sustainability Appraisal. However, it performs fair in the context of the Black Country Contribution within the Stage 2a Sustainability Appraisal.</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.</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>No</p>
Potential for Allocation?	<p>No</p>
Recommendation	<p>Do not allocate</p>
Reasoning	<p>The site represents a strategic gap between the urban form and the historic hamlet of Nobold; its potential erosion would impact adversely on the character of the area. Whilst current site assessment evidence suggests there are no other overarching on-site constraints, it is felt that the preferred site/s offers more strategic benefit to the town in meeting the identified housing need up to 2038.</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
Further Main Modifications required:	<p>No</p>

If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3 Updated

Site Reference:	SHR145
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<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
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	Potentially 174 homes. Access would be via a new signal controlled junction onto Hereford Road. Direct access to the Meole Brace retail park should be maintained for vehicles as well as pedestrians and cyclists.
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<i>Ecology Comments Significant Constraints:</i>	None
<i>Ecology Comments Other Constraints:</i>	Mature trees border this site. The trees and hedgerows may support bats and nesting birds as well as being habitat in their own right. Hedgerow is Core / Priority Habitat. Grassland may be of interest and would require a survey between May and August.

<i>Ecology Comments Management of Constraints:</i>	Retain and enhance all hedgerows/tree lines on boundaries. If the grassland is of interest then the area available may be reduced.
<i>Ecology Comments Opportunities:</i>	Extend the young woodland on the south west all the way along the western boundary to create ecological network and also help reduce traffic noise / air pollution. Consider soil stripping to create areas of interest.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Number of Bronze Age ring ditches (HER PRNs 00014).
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA). NB. Site previously subject to archaeological evaluation and archaeological mitigation would be dealt with by condition.
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Field site with curtilage hedges
<i>Tree Comments Management of Constraints:</i>	
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to increase woodland cover and integrate the development into the broader landscape
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Possible noise from commercial to the north and certainly from road to the west - area designated a noise action zone therefore significant noise mitigation likely to be necessary.
<i>Public Protection Comments Management of Constraints:</i>	Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings and combinations thereof to mitigate for all noise sources.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Good
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Good
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Good
Relationship to the Black Country	This site is located to the south of Shrewsbury. Shrewsbury is located in the centre of Shropshire, with a functional relationship to the Black Country. Shrewsbury benefits from being located on the A5/M54 corridor which provides links to the Black Country (which is some 22 miles away). Shrewsbury also benefits from a railway station which offers regular train services to the Black Country via the Shrewsbury to Wolverhampton line.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

<p>Strategic Considerations:</p>	<p>The site is a greenfield site situated between the Meole Brace Retail Park to the north and the Park and Ride to the south. The site has previously been promoted for an extension to the Retail Park, but is now being promoted for residential purposes.</p> <p>The site is adjacent to the existing development boundary, and therefore offers a good strategic opportunity to develop within the existing urban envelope of the town, promoting cycling and walking given the site is within 500 meters of existing services and regular bus provision and 1km from the nearest primary school.</p> <p>It is not considered necessary to protect any of this area for the expansion of the retail park.</p> <p>Development of the site presents opportunities to improve vehicular access into the Park and Ride through a new signal controlled junction on Hereford Road, although it is preferred that the vehicular/pedestrian/cycle access between the site and the Retail Park is maintained.</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>New signal controlled junction on Hereford Road. Maintain existing access point to Retail Park, including vehicular. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>Yes</p>
<p>Recommendation</p>	<p>Identify the site as a residential allocation</p>
<p>Reasoning</p>	<p>The site is a greenfield site situated between the Meole Brace Retail Park to the north and the Park and Ride to the south. The site has previously been promoted for an extension to the Retail Park, but is now being promoted for residential purposes.</p> <p>The site is adjacent to the existing development boundary, and therefore offers a good strategic opportunity to develop within the existing urban envelope of the town, promoting cycling and walking given the site is within 500 meters of existing services and regular bus provision and 1km from the nearest primary school.</p> <p>It is not considered necessary to protect any of this area for the expansion of the retail park.</p> <p>Development of the site presents opportunities to improve vehicular access into the Park and Ride through a new signal controlled junction on Hereford Road, although it is preferred that the vehicular/pedestrian/cycle access between the site and the Retail Park is maintained.</p> <p>This site benefits from an extant planning permission.</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p>
<p>Further Main Modifications required:</p>	<p>No</p>

If proposed for Allocation, Potential Capacity:	<p style="text-align: center;">150 dwellings</p>
If proposed for Allocation Design Requirements:	<p style="text-align: center;">Development to provide residential development with the potential for extra care / assisted living facilities. Development to be served by a new access from Hereford Road. Whilst there is a preference to retain an access into the retail park, it is envisaged the current road alignment will be remodelled to avoid 'rat running' and to support an improved road layout. Signal controlled junction on Hereford Road. Maintain vehicular/pedestrian/cycle links to Retail park.</p>

Site Assessment - Stage 3 Updated

Site Reference:	SHR149
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	12%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	17%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	22%
<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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium and Medium-Low
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium and Medium-Low
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	<p>The site would be accessed from Longden Road. It is more strategically beneficial to consider the site alongside the cluster of sites to the north of Longden Road as there is no vehicular access to the A5 from Longden Road and therefore there would be benefits from establishing a spine road between Hanwood Road and Longden Road. However this site could be delivered independently with some local highway improvements.</p>
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<i>Ecology Comments Significant Constraints:</i>	<p>HRA may be required for NOx pollution from increased traffic, in-combination with other sites on White Mere, Sweatmere and Crose Mere and Clarepool Moss, Hencott Pool (possibly others). Area of core habitat that needs to be retained and perhaps buffered would restrict the area available for development potentially to the point where viability is impacted. There does remain lots of arable land of little biodiversity interest however.</p>
<i>Ecology Comments Other Constraints:</i>	<p>EclA required. A significant proportion of the site is made up of wet woodland / swamp which is almost certainly core / priority habitat. It is also likely to support protected species such as GCN, otter, badger, bats, nesting birds and potentially rare plants and invertebrates. Mature trees are in the border of this site. The trees and hedgerows may support bats and nesting birds as well as being habitat in their own right. Hedgerow is Core / Priority Habitat.</p>

<i>Ecology Comments Management of Constraints:</i>	Wet woodland block needs to be retained and a significant buffer created the size of which depends on what protected species might be found there. This will impact on the number of dwellings possible on this site which may impact the viability. Hedgerows and boundary trees should be retained.
<i>Ecology Comments Opportunities:</i>	The wet woodland could be improved for wildlife and potentially for people with a boardwalk through the area created. A full survey would be required first. Woodland planting along the southern boundary would help the network here and also reduce road noise.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site would be detached from existing built edge of town. Site located immediately south of the projected line of a Roman road (HER PRN 00098). No other known archaeological interest but large size of site and proximity to the Roman road suggests it may have some archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Significant group of trees / area of emerging woodland within the site. Hedgerows on site boundaries.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of exiting mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the town.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Significant noise from road to south and rail to east. Potential contaminated land in the area already noted to have been developed in the southeast corner of the site.
<i>Public Protection Comments Management of Constraints:</i>	Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings and combinations thereof to mitigate for all noise sources.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Poor
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Poor
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	This site is located to the south-west of Shrewsbury. Shrewsbury is located in the centre of Shropshire, with a functional relationship to the Black Country. Shrewsbury benefits from being located on the A5/M54 corridor which provides links to the Black Country (which is some 22 miles away). Shrewsbury also benefits from a railway station which offers regular train services to the Black Country via the Shrewsbury to Wolverhampton line.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

Strategic Considerations:	<p>The site is over 2.0km to the nearest primary school and convenience store as third party land would be required to make suitable improvements to the existing PROW access to Radbrook Green. Frequent bus service operate along Hanwood Road but these are around 800m from the centre of the sites. It would therefore be preferable for this area to be developed as a sustainable urban extension to include local facilities and through route public transport services.</p> <p>The site performs poorly for housing and employment in the context of the settlement within the Stage 2a Sustainability Appraisal. However, it performs fair in the context of the Black Country Contribution within the Stage 2a Sustainability Appraisal.</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.</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>No</p>
Potential for Allocation?	<p>No</p>
Recommendation	<p>Do not allocate</p>
Reasoning	<p>The site in its own right is significantly divorced from the town and there are concerns about how the site would be accessed except through third party land.</p> <p>There are also heritage concerns regarding potential impact on the Roman Road, and noise impacts from the A5 and rail line.</p> <p>The site could form part of a much wider extension to the town when combined with other promoted land between Hanwood Road and Longden Road, but it is not considered this scale of growth is necessary in this plan period. There is also no evidence of joint land promotion.</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
Further Main Modifications required:	<p>No</p>

If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3 Updated

Site Reference:	SHR157
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<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>	This potential employment site lies beyond the A5 bypass and would access the A488 south west of its roundabout junction with the A5 bypass. A new junction to the west of Two mile Houses would be needed as the existing field access is too close the bypass junction.
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<i>Ecology Comments Significant Constraints:</i>	Possible HRA required due to road emissions from increased traffic (in-combination) on Hencott Pool Ramsar. See LPR HRA.
<i>Ecology Comments Other Constraints:</i>	There are 3 ponds on the site and a number of ponds within 500m. Mitigation land required for GCN may impact the area of land available for development The woodland to the southern border and alongside the A5 is Env. Network and would require protection in accordance with MD12 and CS17. The block of trees to the south is TPO'd. Requires botanical survey, Ecla and surveys for bats, GCNs (ponds within 500m), badgers (records on the site), reptiles and nesting birds. The ponds, woodland and hedgerows will need to be retained and 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 ponds. 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>	Site would be detached from existing built edge of town. Site crossed by the projected line of a Roman roads (HER PRN 00098). No other known archaeological interest but very large site size suggests and scatter of metal detectorist finds suggests there may be wider archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on settings of LB; archaeological DBA + field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Agricultural land with small copse, scattered field trees and hedgerows, area of TPO woodland adjacent to the site, opposite railway line.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of exiting mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the town.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Noise from A5. Landfill on site but likely to be inert however as on site may require checks.
<i>Public Protection Comments Management of Constraints:</i>	Mitigate noise by location (separation distances to the road) of dwellings, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Poor
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Poor
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	This site is located to the south-west of Shrewsbury. Shrewsbury is located in the centre of Shropshire, with a functional relationship to the Black Country. Shrewsbury benefits from being located on the A5/M54 corridor which provides links to the Black Country (which is some 22 miles away). Shrewsbury also benefits from a railway station which offers regular train services to the Black Country via the Shrewsbury to Wolverhampton line.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

<p>Strategic Considerations:</p>	<p>This site, which is being promoted for employment, is around 2km away from the nearest significant areas of housing and the route between does not make any provision for walking or attractive for cycling. The A5 bypass would also represent a significant barrier for sustainable modes of transport. The site performs poorly for housing and employment in the context of the settlement within the Stage 2a Sustainability Appraisal. However, it performs fair in the context of the Black Country Contribution within the Stage 2a Sustainability Appraisal. Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Do not allocate</p>
<p>Reasoning</p>	<p>The site is significantly divorced from the town and from services and facilities. As a potential employment area the site has a medium-high landscape/visual sensitivity rating and it is considered there are more appropriate locations for large scale employment land. Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions. Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire. The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
<p>Further Main Modifications required:</p>	<p>No</p>

If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3 Updated

Site Reference:	SHR157VAR
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	6%
<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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<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>	<p>This site, as an employment site, is around 2km away from the nearest significant areas of housing and the route between does not make any provision for walking or attractive for cycling. The A5 bypass would also represent a significant barrier for sustainable modes of transport. As a housing site it could accommodate over 1,900 homes but would be over 2km away from the nearest facilities, schools etc. As a mixed site it is unlikely that it could support all the key facilities for sustainable living. This site, as an employment site, is around 2km away from the nearest significant areas of housing and the route between does not make any provision for walking or attractive for cycling. The A5 bypass would also represent a significant barrier for sustainable modes of transport. As a housing site it could accommodate over 1,900 homes but would be over 2km away from the nearest facilities, schools etc. As a mixed site it is unlikely that it could support all the key facilities for sustainable living.</p>
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<i>Ecology Comments Significant Constraints:</i>	<p>HRA may be required for NOx pollution from increased traffic, in-combination with other sites on White Mere, Sweatmere and Crose Mere and Clarepool Moss, Hencott Pool (possibly others). Protection of ponds on the site will reduce the no. of houses possible.</p>
<i>Ecology Comments Other Constraints:</i>	<p>There are ponds on the site. Retention and protection of the ponds (with appropriate buffers) will reduce the no. of houses possible.</p> <p>There are badger records on the site - if setts are present, this will reduce the developable area available or a licence will be required to close the sett/s.</p> <p>The woodland to the southern border and alongside the A5 is Env. Network. Requires botanical survey, EclA and surveys for GCNs (ponds within 500m), bats, badgers, reptiles and nesting birds Hedgerows, trees and ponds will need to be buffered.</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>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site would be detached from existing built edge of town. Cropmark enclosure (HER PRN 00005) of likely prehistoric date present in western part of site and it is also crossed by the projected line of a Roman roads (HER PRN 00098). Very large site size suggests and scatter of metal detectorist finds suggests there may be wider archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on settings of LB; archaeological DBA + field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Hedgerows and mature hedgerow trees, scattered mature field trees and areas of woodland around pond and adjacent to railway line and highway.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arboricultural Impact Assessment, Tree Protection Plan & Arboricultural Method Statement.
<i>Tree Comments Opportunities:</i>	tree planting across the site, increase area of woodland along railway line and link to woodland around pond.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Noise from A5. Landfill on site but likely to be inert however as on site may require checks.
<i>Public Protection Comments Management of Constraints:</i>	Mitigate noise by location (separation distances to the road) of dwellings, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Poor
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Poor
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	This site is located to the south-west of Shrewsbury. Shrewsbury is located in the centre of Shropshire, with a functional relationship to the Black Country. Shrewsbury benefits from being located on the A5/M54 corridor which provides links to the Black Country (which is some 22 miles away). Shrewsbury also benefits from a railway station which offers regular train services to the Black Country via the Shrewsbury to Wolverhampton line.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

Strategic Considerations:	<p>This site, which is being promoted for employment, is around 2km away from the nearest significant areas of housing and the route between does not make any provision for walking or attractive for cycling.</p> <p>The A5 bypass would also represent a significant barrier for sustainable modes of transport.</p> <p>The site performs poorly for housing and employment in the context of the settlement within the Stage 2a Sustainability Appraisal. However, it performs fair in the context of the Black Country Contribution within the Stage 2a Sustainability Appraisal.</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.</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>No</p>
Potential for Allocation?	<p>No</p>
Recommendation	<p>Do not allocate</p>
Reasoning	<p>The site is significantly divorced from the town and from services and facilities.</p> <p>As a potential employment area the site has a medium-high landscape/visual sensitivity rating and it is considered there are more appropriate locations for large scale employment land.</p> <p>It is considered there are more sustainable locations to accommodate employment growth in the town during the plan period.</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
Further Main Modifications required:	<p>No</p>

If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3 Updated

Site Reference:	SHR158
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	3%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	5%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	10%
<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 within 20m of a detailed river network:</i>	4%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium-Low
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium-Low
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	<p>These sites represent a partial fill of the remaining undeveloped land between the Mytton Oak Road and the Radbrook Road. Together they would need to provide an new circular link road, between the existing radial roads, in order to facilitate public transport services to the new developments and improve accessibility by car.</p>
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<i>Ecology Comments Significant Constraints:</i>	<p>HRA may be required for NOx pollution from increased traffic, in-combination with other sites on White Mere, Sweatmere and Crose Mere and Clarepool Moss, Hencott Pool (possibly others). Otherwise none</p>
<i>Ecology Comments Other Constraints:</i>	<p>EciA required. To check all ponds on site (only one obvious pond but others may be present) for full range of protected species in addition to mature trees, buildings, badger setts, hedgerows and the water course. Pasture in northern fields may be species rich grassland that would be Core / priority or corridor habitat. Environmental Corridor buffers a long ditch that runs through this area. GCN have been recorded in the area including a pond 66m away from the north eastern field (to the west of this field). There are a large number of mature trees within and bordering this site. One is protected by a TPO. Otters are known likely to use the ditch as a corridor and a number of otter deaths have been recorded on the A5 bypass as a result of insufficiently large culverts under the road. Two semi-natural areas at the northern ends of the two north east fields should be surveyed.</p>

<i>Ecology Comments Management of Constraints:</i>	Protected species mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries. Retain mature trees in field. Protect, enhance and restore Env. Network that crosses the site in accordance with CS17 Environmental Networks and MD12. In particular the ditch should be fully buffered.
<i>Ecology Comments Opportunities:</i>	The entire area beyond this development should be master-planned - in part to ensure that adequate greenspace provision is provided for people and wildlife. The ditch could be re-naturalized and its capacity increased with in-line pools to made a feature for people and wildlife. De-culvert this where possible. Enhancement of the two semi-natural areas at the northern ends of the two north east fields. Save passage for otters under or over the A5 should be installed or a means of preventing them from crossing the road. This could also provide a better crossing for people. A green bridge.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site includes, and has the potential to effect the setting of, Grade II listed Upper Edgebold farmhouse (NHLE ref. 1055682). Also includes the associated historic farmstead (HER PRN 40903) and medieval moated site (HER PRN 02968). No other known archaeological interest but very large site size suggests there may be wider archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (settings of LB; Level 2 historic buildings assessment if any demo proposed at Upper Edgebold Farm; DBA + field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Agricultural land with scattered field trees and hedgerows
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of exiting mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the town.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Noise from road to the west and south. Existing farm on site which if it remains may cause concerns (noise, odour, dusts) and of this area were to be developed may have contaminated land due to past activity.
<i>Public Protection Comments Management of Constraints:</i>	Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings and combinations thereof to mitigate for all noise sources. Con land remediation likely to be available. Should the farm remain I would suggest that good stand off distance to first residential properties is proposed to ensure the business does not get hampered by development and vice versa.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	This site is located to the south-west of Shrewsbury. Shrewsbury is located in the centre of Shropshire, with a functional relationship to the Black Country. Shrewsbury benefits from being located on the A5/M54 corridor which provides links to the Black Country (which is some 22 miles away). Shrewsbury also benefits from a railway station which offers regular train services to the Black Country via the Shrewsbury to Wolverhampton line.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

Strategic Considerations:	<p>The site represents a major opportunity for significant greenfield land release to the west of the town, within the A5. The site is currently predominantly used for grazing.</p> <p>In following good master planning principles it is considered this site should be considered alongside adjoining sites SHR161 and SHR060. Whilst these sites are being promoted separately, it is understood there is good opportunity to deliver a comprehensively planned development.</p> <p>The site offers the opportunity to extend the green networks in the west of the town - a key objective of the Big Town Plan. The site has no overarching constraints identified.</p> <p>The sites represent a partial fill of the remaining undeveloped land between the Mytton Oak Road and the Radbrook Road and would need to provide a new circular link road, between the existing radial roads, in order to facilitate public transport services to the new developments and improve accessibility by car.</p> <p>It has a medium/low landscape sensitivity, is considered to be a good location for development by the majority of other service area - ecology, public protection, trees. Heritage have identified the site as an acceptable location, whilst acknowledging the Grade II listed building on the site. It is considered this can be managed through the proposed masterplan process.</p> <p>Whilst the site scores poorly against the SA, it should be recognised that this is predominantly due to the proximity to services and the presences of the Grade II listed Farmhouse at Upper Edgebold, both of which can be mitigated through the masterplan process. These sites (158, 060, 161) are over 1.5km to the nearest primary school and convenience store. Frequent bus service operate along Mytton Oak Road and Hanwood Road but these are around 800m from the centre of the sites. It would therefore be preferable for this area to be developed as a sustainable urban extension to include local facilities and through route public transport services.</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.</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:	<p>The site's scale offers significant opportunity to develop additional services and facilities and to mitigate out identified constraints.</p> <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	<p>Identify the site as part of a mixed use sustainable urban extension allocation alongside sites SHR060 & SHR161. This sustainable urban extension is to include around 1,500 dwellings (300 dwellings of which form part of the proposed contribution to unmet needs forecast to arise in the Black Country), 5ha employment land, green spaces, community uses and other on-site infrastructure.</p>
Reasoning	<p>The site represents part of a major opportunity for significant greenfield land release to the west of the town, within the A5. The site is currently predominantly used for grazing.</p> <p>In following good master planning principles it is considered this site should be considered alongside adjoining sites SHR060 and SHR161. These sites are being promoted jointly and it is understood this is underpinned by a land promotion agreement. This will ensure the site is developed in a comprehensive manner, through a master planned approach.</p> <p>The site offers the opportunity to extend the green networks in the west of the town - a key objective of the Big Town Plan. The site is considered to meet strategic needs well. The site has no overarching constraints.</p> <p>The sites represent a partial fill of the remaining undeveloped land between the Mytton Oak Road and the Radbrook Road and would need to provide a new circular link road, between the existing radial roads, in order to facilitate public transport services to the new developments and improve accessibility by car.</p> <p>It has a medium/low landscape sensitivity, is considered to be a good location for development by the majority of other service area - ecology, public protection, trees. Heritage have identified the site as an acceptable location, whilst acknowledging the Grade II listed building on the site. It is considered this can be managed through the proposed masterplan process.</p> <p>Whilst the site scores poorly against the SA, it should be recognised that this is predominantly due to the proximity to services and the presences of the Grade II listed Farmhouse at Upper Edgebold, both of which can be mitigated through the masterplan process. Given the proximity of services it would therefore be preferable for this area to be developed as a sustainable urban extension to include local facilities and through route public transport services. It is recognised there is potential for new education provision within the existing allocated site to the east which could also serve this site. The mix of uses on the site has evolved since the Preferred Options consultation in November 2018, reflecting early urban design work being carried out by the site promoter, alongside the consideration of opportunities for park and ride provision and a more focussed and consolidated employment provision.</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.</p> <p>This sustainable urban extension presents an opportunity to support the local economy, create jobs, provide housing to meet needs arising in Shropshire and accommodate 300 houses as part of the proposed contribution to the unmet housing need forecast to be arise within the Black Country. This is considered to constitute sustainable development.</p> <p>Accommodating part of the proposed contribution to the Black Country on this site will contribute to the achievement of the wider spatial strategy for Shropshire.</p>
Further Main Modifications required:	<p>Yes:</p> <p>Draft Policies SP2 and S16 to be amended to reflect the fact that 300 of the dwellings proposed across SHR060, SHR158 and SHR161 form part of the proposed contribution towards the unmet housing needs forecast to arise within the Black Country.</p>

<p>If proposed for Allocation, Potential Capacity:</p>	<p>This sustainable urban extension of SHR060, SHR158 & SHR161 is to include around 1,500 dwellings (300 dwellings of which form part of the proposed contribution to unmet needs forecast to arise in the Black Country), 5ha employment land, green spaces, community uses and other on-site infrastructure.</p>
<p>If proposed for Allocation Design Requirements:</p>	<p>This is a significant additional Sustainable Urban Extension (SUE) development opportunity for the town. Development will be progressed in a comprehensively planned way, subject to an agreed masterplan reflecting the objectives of the Big Town Plan. This will include a mix of uses, including substantial residential development, commercial land and potentially additional community, leisure and retail uses, where these would not impact on the viability of the town centre.</p> <p>Due to the scale of the site it is likely delivery will continue beyond 2038 into the next plan period.</p> <p>The total site area of land proposed is around 100 hectares. However, to ensure a suitable balance of development it is considered around 50 hectares will be required for residential purposes (to deliver around 1,500 dwellings) and a minimum of 5 hectares will come forward for employment purposes, alongside the potential for new park and ride provision. There are significant opportunities to enhance infrastructure as part of this development.</p> <p>Vehicular access will be served from both Mytton Oak Road and Hanwood Road and will support the creation of a circular link road sufficient to sustain a bus route. Where necessary improvements to the Local and Strategic Road Networks will be funded through the development.</p> <p>Development will support the creation of and enhancements to existing green corridors as part of the Big Town Plan's wider strategy to improve the town's green network. This will also support enhancements to pedestrian and cycle links in this area of town.</p>

Site Assessment - Stage 3 Updated

Site Reference:	SHR160
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	6%
<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 within 20m of a detailed river network:</i>	7%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium-Low
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium-Low
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium-Low
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium-Low
<i>Highway Comments - Direct Access to Highway Network?</i>	<p>This site is part of a group of sites to the north of A49/A53 Battlefield Roundabout in a location where the local highway network is close to capacity at peak times. Specifically the development would add to the existing congestion on the A49 bypass between the A53 and Sundorne Road. It is unlikely that the congestion can be mitigated. Development of this scale in the location is unlikely to be acceptable in highways terms until the Shrewsbury North West Relief Road has been completed.</p>
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<i>Ecology Comments Significant Constraints:</i>	<p>HRA may be required for NOx pollution from increased traffic, in-combination with other sites on White Mere, Sweatmere and Crose Mere and Clarepool Moss, Hencott Pool (possibly others). Woodland to the north is Plantation Ancient Woodland and would need to be buffered from the effects of development under NPPF and MD12 (15 - 50m) reducing area available for development. Otherwise none</p>
<i>Ecology Comments Other Constraints:</i>	<p>GCN have been recorded in the pond in the garden to the south. Boundary trees may support bats and birds and should be assessed. The hedgerows are core / priority habitat and should be retained. The thin woodland on the northern boundary is protected under an area TPO.</p>

<i>Ecology Comments Management of Constraints:</i>	Some land may be required near this pool for mitigation. A large buffer would be required along the northern boundary to protect the TPO trees.
<i>Ecology Comments Opportunities:</i>	Woodland planting along the north and east boundaries should be encouraged to enhance the environmental network. A pond should be created near the southern boundary. SUDS features should be suitable for GCN.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Potential effect on setting of Shrewsbury Registered Battlefield (NHLE ref. 1000033). Possible archaeological interest relating to the battle archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (settings of Battlefield; archaeological DBA + field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Scattered mature curtilage trees
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of exiting mature trees
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to increase woodland cover and integrate the development into the broader landscape
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Possible noise to the west from road. Small landfill to north, commercial to the north as a noise and dust source.
<i>Public Protection Comments Management of Constraints:</i>	Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings and combinations thereof to mitigate for all noise sources. Con land remediation likely to be available.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Poor
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Poor
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Poor
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	This site is located to the north-east of Shrewsbury. Shrewsbury is located in the centre of Shropshire, with a functional relationship to the Black Country. Shrewsbury benefits from being located on the A5/M54 corridor which provides links to the Black Country (which is some 22 miles away). Shrewsbury also benefits from a railway station which offers regular train services to the Black Country via the Shrewsbury to Wolverhampton line.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

Strategic Considerations:	<p>The site is divorced from the settlement and should only come forward if SHR195 is preferred.</p> <p>The site performs poorly for housing and employment in the context of the settlement within the Stage 2a Sustainability Appraisal. It also performs poorly for housing in the context of the Black Country Contribution within the Stage 2a Sustainability Appraisal, although fair for employment.</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.</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>No</p>
Potential for Allocation?	<p>No</p>
Recommendation	<p>Do not allocate</p>
Reasoning	<p>The site is divorced from the settlement and site SHR195 is not preferred.</p> <p>There are also outstanding concerns relating the impact to the on-site dense woodland to the north of the site.</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
Further Main Modifications required:	<p>No</p>

If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3 Updated

Site Reference:	SHR161
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	7%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	8%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	13%
<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>	18%
<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>Landscape Considerations (Residential) (from the LVSS):</i>	Medium-Low
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium-Low
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	<p>These sites represent a partial fill of the remaining undeveloped land between the Mytton Oak Road and the Radbrook Road. Together they would need to provide an new circular link road, between the existing radial roads, in order to facilitate public transport services to the new developments and improve accessibility by car.</p>
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<i>Ecology Comments Significant Constraints:</i>	<p>HRA may be required for NOx pollution from increased traffic, in-combination with other sites on White Mere, Sweatmere and Crose Mere and Clarepool Moss, Hencott Pool (possibly others). Otherwise none</p>
<i>Ecology Comments Other Constraints:</i>	<p>Ecia required. At least one pond is present on site. Two ponds found within 50m of the site are known to have GCN. Mitigation land required for GCN may impact the area of land available for development - in particular if GCN are found on site. There are a large number of mature trees within and bordering this site. The trees and hedgerows may support bats and nesting birds as well as being habitat in their own right. Tree Preservation Orders are listed for several trees on site and in the boundary - mostly the eastern side. The created landscape may have already developed biodiversity interest. Some species of interest have been found in the SUDS feature near the entrance.</p>

<i>Ecology Comments Management of Constraints:</i>	Protected species mitigation and enhancement. This is likely to involve setting aside terrestrial habitat near the pond in the garden to the north of the site. Retain and enhance all hedgerows/tree lines on boundaries. Retain mature trees in field with large buffers for the TPO trees in particular. Protect, enhance and restore Env. Network that runs down the eastern side in accordance with CS17 Environmental Networks and MD12. This would also take into consideration the TPO trees.
<i>Ecology Comments Opportunities:</i>	Environmental Network could be enhanced in many places. In particular the eastern side. The side would serve well as a country park given the infrastructure has already been installed.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Archaeological features identified through archaeological work in 2012 -13.
<i>Heritage Comments Management of Constraints:</i>	Archaeological mitigation can be secured by condition.
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Agricultural land with scattered field trees and hedgerows, some TPO trees on and adjacent to the site.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of exiting mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the town.
<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>	No notable constraints
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	This site is located to the east of Shrewsbury. Shrewsbury is located in the centre of Shropshire, with a functional relationship to the Black Country. Shrewsbury benefits from being located on the A5/M54 corridor which provides links to the Black Country (which is some 22 miles away). Shrewsbury also benefits from a railway station which offers regular train services to the Black Country via the Shrewsbury to Wolverhampton line.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

Strategic Considerations:	<p>The site represents part of a major opportunity for significant greenfield land release to the west of the town, within the A5. The site is currently predominantly used for grazing.</p> <p>In following good master planning principles it is considered this site should be considered alongside adjoining sites SHR161 and SHR060. Whilst these sites are being promoted separately, it is understood there is good opportunity to deliver a comprehensively planned development.</p> <p>The site offers the opportunity to extend the green networks in the west of the town - a key objective of the Big Town Plan. The site is considered to meet strategic needs well.</p> <p>The site has no overarching constraints.</p> <p>The sites represent a partial fill of the remaining undeveloped land between the Mytton Oak Road and the Radbrook Road and would need to provide a new circular link road, between the existing radial roads, in order to facilitate public transport services to the new developments and improve accessibility by car.</p> <p>It has a medium/low landscape sensitivity, is considered to be a good location for development by the majority of other service area - ecology, public protection, trees. Heritage have identified the site as an acceptable location, whilst acknowledging the Grade II listed building on the site. It is considered this can be managed through the proposed masterplan process.</p> <p>Whilst the site scores poorly against the SA, it should be recognised that this is predominantly due to the proximity to services and the presences of the Grade II listed Farmhouse at Upper Edgebold, both of which can be mitigated through the masterplan process. These sites are over 1.5km to the nearest primary school and convenience store. Frequent bus service operate along Mytton Oak Road and Hanwood Road but these are around 800m from the centre of the sites. It would therefore be preferable for this area to be developed as a sustainable urban extension to include local facilities and through route public transport services.</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.</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	<p>Identify the site as part of a mixed use sustainable urban extension allocation alongside sites SHR060 & SHR158.</p> <p>This sustainable urban extension is to include around 1,500 dwellings (300 dwellings of which form part of the proposed contribution to unmet needs forecast to arise in the Black Country), 5ha employment land, green spaces, community uses and other on-site infrastructure.</p>
Reasoning	<p>The site represents part of a major opportunity for significant greenfield land release to the west of the town, within the A5. The site is currently predominantly used for grazing.</p> <p>In following good master planning principles it is considered this site should be considered alongside adjoining sites SHR060 and SHR158. These sites are being promoted jointly and it is understood this is underpinned by a land promotion agreement. This will ensure the site is developed in a comprehensive manner, through a master planned approach.</p> <p>The site offers the opportunity to extend the green networks in the west of the town - a key objective of the Big Town Plan. The site is considered to meet strategic needs well. The site has no overarching constraints.</p> <p>The sites represent a partial fill of the remaining undeveloped land between the Mytton Oak Road and the Radbrook Road and would need to provide a new circular link road, between the existing radial roads, in order to facilitate public transport services to the new developments and improve accessibility by car.</p> <p>It has a medium/low landscape sensitivity, is considered to be a good location for development by the majority of other service area - ecology, public protection, trees. Heritage have identified the site as an acceptable location, whilst acknowledging the Grade II listed building on the site. It is considered this can be managed through the proposed masterplan process.</p> <p>Whilst the site scores poorly against the SA, it should be recognised that this is predominantly due to the proximity to services and the presences of the Grade II listed Farmhouse at Upper Edgebold, both of which can be mitigated through the masterplan process. Given the proximity of services it would therefore be preferable for this area to be developed as a sustainable urban extension to include local facilities and through route public transport services. It is recognised there is potential for new education provision within the existing allocated site to the east which could also serve this site. The mix of uses on the site has evolved since the Preferred Options consultation in November 2018, reflecting early urban design work being carried out by the site promoter, alongside the consideration of opportunities for park and ride provision and a more focussed and consolidated employment provision.</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.</p> <p>This sustainable urban extension presents an opportunity to support the local economy, create jobs, provide housing to meet needs arising in Shropshire and accommodate 300 houses as part of the proposed contribution to the unmet housing need forecast to be arise within the Black Country. This is considered to constitute sustainable development.</p> <p>Accommodating part of the proposed contribution to the Black Country on this site will contribute to the achievement of the wider spatial strategy for Shropshire.</p>
Further Main Modifications required:	<p>Yes:</p> <p>Draft Policies SP2 and S16 to be amended to reflect the fact that 300 of the dwellings proposed across SHR060, SHR158 and SHR161 form part of the proposed contribution towards the unmet housing needs forecast to arise within the Black Country.</p>

<p>If proposed for Allocation, Potential Capacity:</p>	<p>This sustainable urban extension of SHR060, SHR158 & SHR161 is to include around 1,500 dwellings (300 dwellings of which form part of the proposed contribution to unmet needs forecast to arise in the Black Country), 5ha employment land, green spaces, community uses and other on-site infrastructure.</p>
<p>If proposed for Allocation Design Requirements:</p>	<p>This is a significant additional Sustainable Urban Extension (SUE) development opportunity for the town. Development will be progressed in a comprehensively planned way, subject to an agreed masterplan reflecting the objectives of the Big Town Plan. This will include a mix of uses, including substantial residential development, commercial land and potentially additional community, leisure and retail uses, where these would not impact on the viability of the town centre.</p> <p>Due to the scale of the site it is likely delivery will continue beyond 2038 into the next plan period.</p> <p>The total site area of land proposed is around 100 hectares. However, to ensure a suitable balance of development it is considered around 50 hectares will be required for residential purposes (to deliver around 1,500 dwellings) and a minimum of 5 hectares will come forward for employment purposes, alongside the potential for new park and ride provision. There are significant opportunities to enhance infrastructure as part of this development.</p> <p>Vehicular access will be served from both Mytton Oak Road and Hanwood Road and will support the creation of a circular link road sufficient to sustain a bus route. Where necessary improvements to the Local and Strategic Road Networks will be funded through the development.</p> <p>Development will support the creation of and enhancements to existing green corridors as part of the Big Town Plan's wider strategy to improve the town's green network. This will also support enhancements to pedestrian and cycle links in this area of town.</p>

Site Assessment - Stage 3 Updated

Site Reference:	SHR162
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium-Low and Medium-High
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium-Low and High
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium and High
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium and High
<i>Highway Comments - Direct Access to Highway Network?</i>	SHR162 is part of SHR216 which has the potential to deliver 694 homes. Access would be onto Holy Head Road. Land would need to be protected to deliver the Shrewsbury North West Relief Road across the southern part of the site.
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<i>Ecology Comments Significant Constraints:</i>	
<i>Ecology Comments Other Constraints:</i>	EclA required. A large garden pond is found 40m to the west of this area. Shelton Rough Local Wildlife Site is directly adjacent to the eastern boundary and northern corner. The grassland may be species rich and could be defined as Core / Priority Habitat and therefore be considered in accordance with CS17 Environmental Networks and MD12. There are a large number of mature trees within and bordering this site. The trees and hedgerows may support bats and nesting birds as well as being habitat in their own right. Hedgerow is Core / Priority Habitat. A block of woodland to the north west is at least Corridor Habitat and likely Core Habitat. Several protected species are likely to be found on or near the site including birds, bats, badgers

<i>Ecology Comments Management of Constraints:</i>	Protected species mitigation and enhancement - in particular if the pond is found to support breeding GCN. Retain and enhance all hedgerows/tree lines on boundaries. Retain mature trees in field. Protect, enhance and restore Env. Network borders the site on most sides in accordance with CS17 Environmental Networks and MD12. In particular a wider buffer should be in place adjacent to the Local Wildlife Site woodland.
<i>Ecology Comments Opportunities:</i>	The woodland to the east and the block to the west could be enhanced by further tree planting adjacent to it.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	No known archaeological interest but large size of site suggests it may have some archaeological potential.
<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>	Significant trees and woodlands on the boundaries of the site, level of important tree cover may limit developable area.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of exiting mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the town.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road to south.
<i>Public Protection Comments Management of Constraints:</i>	Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings and combinations thereof to mitigate for all noise sources.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	This site is located to the north-west of Shrewsbury. Shrewsbury is located in the centre of Shropshire, with a functional relationship to the Black Country. Shrewsbury benefits from being located on the A5/M54 corridor which provides links to the Black Country (which is some 22 miles away). Shrewsbury also benefits from a railway station which offers regular train services to the Black Country via the Shrewsbury to Wolverhampton line.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

Strategic Considerations:	See assessment for SHR216.
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?	N/A
Potential for Allocation?	N/A
Recommendation	N/A
Reasoning	See site assessment for SHR216
Further Main Modifications required:	No

If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3 Updated

Site Reference:	SHR163
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	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>	6%
<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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium-Low
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium-High
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	<p>These sites have the potential to deliver 4,958 homes. The current levels of traffic on Ellesmere Road and on the A49 bypass north of Sundorne Road roundabout constrain major development in the north of Shrewsbury and these sites should only be brought forward once the Shrewsbury North West Relief Road has been secured. The scheme provide alternative routes for existing traffic which reduce the current pressures on Ellesmere Road and the A49 bypass creating additional capacity for major development in north Shrewsbury. The new road will also provide a strategic access route through these sites.</p>
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<i>Ecology Comments Significant Constraints:</i>	<p>HRA may be required for NOx pollution from increased traffic, in-combination with other sites on White Mere, Sweatmere and Crose Mere and Clarepool Moss, Hencott Pool (possibly others). HRA will also be required for other impacts on Hencott Pool Ramsar Site part of which is directly adjacent and within the surface water catchment. Issues include recreational impacts in-combination and direct run-off into site. More than the minimum 30m per bedroom (SAMDev Policy MD2) may be required to address potential recreational impacts identified in the HRA. These issues would greatly reduce the amount of development possible and would need additional detailed research to inform the HRA of the LPR and at planning application stage. Suggest do not allocate this site. Planned route of the NWRR passes through the middle of this site. Lies in 'rural' setting.</p>
<i>Ecology Comments Other Constraints:</i>	<p>One pond is found in this area and 2 ponds are present within 50m. These and others further away may support GCN. The outflow from Hencott Pool flows through this area. Mature trees are within and bordering this site - most of which are protected under TPOs. The trees and hedgerows may support bats and nesting birds as well as being habitat in their own right. Hedgerow is Core / Priority Habitat. Much of the area is arable with little biodiversity interest.</p>

<i>Ecology Comments Management of Constraints:</i>	Much of the northern area is likely to be too close to the Ramsar site and not possible to develop. The HRA will have to assess whether the rest is possible. For other considerations; protected species mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries. Retain mature trees in field. Protect, enhance and restore Env. Network to north and through the site in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Much of the land surrounding Hencott pool has been farmed as arable and likely to be overly fertile. Soil stripping and pool creation to the north of the site could result in very species-rich habitat being created with the possibility of species migrating from Hencott Pool.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	No known archaeological interest but large size of site suggests it may have some archaeological potential.
<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>	Agricultural land with curtilage hedges borders woodland to the NW
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan.
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to increase woodland cover and integrate the development into the broader landscape
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	NWRR location likely to run through the site. Road on southeast boundary a noise source. Poss. con land from unknown filled ground to the northwest.
<i>Public Protection Comments Management of Constraints:</i>	Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings and combinations thereof to mitigate for all noise sources. Con land remediation likely to be available.
<i>Public Protection Comments Opportunities:</i>	Consideration of any future NWRR should be given.
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Good
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Good
Relationship to the Black Country	This site is located to the north-west of Shrewsbury. Shrewsbury is located in the centre of Shropshire, with a functional relationship to the Black Country. Shrewsbury benefits from being located on the A5/M54 corridor which provides links to the Black Country (which is some 22 miles away). Shrewsbury also benefits from a railway station which offers regular train services to the Black Country via the Shrewsbury to Wolverhampton line.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

Strategic Considerations:	<p>This is a significant site dependent upon the delivery of the proposed NWRR.</p> <p>Other major concerns over the ecological impacts on Hencott Pool Ramsar Site, and the noise impact from the rail line. The site is over 1.0km to the nearest primary school and 1.5km to the nearest convenience store. Frequent bus service operate along Mount Pleasant Road approximately 800m from the centre of the sites. It would therefore be preferable for this area to be developed as a sustainable urban extension to include local facilities and through route public transport services. A masterplan for these sites would need to include new facilities such as a school and local centre (to be delivered alongside adjoining site options).</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.</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>No</p>
Potential for Allocation?	<p>No</p>
Recommendation	<p>Do not allocate</p>
Reasoning	<p>In time this site may have some potential alongside the delivery of the proposed NWRR. However, ahead of this a sustainable access is not considered achievable and there are other ecological and noise impacts which make this site unsustainable.</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire. The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
Further Main Modifications required:	<p>No</p>

If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3 Updated

Site Reference:	SHR165
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	No
<i>Percentage of site in Flood Zone 3:</i>	53%
<i>Percentage of site in Flood Zone 2:</i>	61%
<i>Percentage of site in Flood Zone 1:</i>	39%
<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>	2%
<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>	5%
<i>Percentage of the site within 20m of an historic flood event:</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>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Not assessed
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Not assessed
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Not assessed
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Not assessed
<i>Highway Comments - Direct Access to Highway Network?</i>	<p>Access would be via a new junction onto Hazeldine Way. An appropriate standard junction with links to the existing pedestrian and cycle network is achievable but space is constrained by land levels and crash barrier to bridge over Rea Brook.</p>
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<i>Ecology Comments Significant Constraints:</i>	<p>HRA may be required for NOx pollution from increased traffic, in-combination with other sites on White Mere, Sweatmere and Crose Mere and Clarepool Moss, Hencott Pool (possibly others). Otherwise none</p>
<i>Ecology Comments Other Constraints:</i>	<p>2 large new ponds are present within 40m and 60m. These and others further away may support GCN. Part of the site already appears to be developed in part. There is a block of new woodland to the north west. Hedgerow, that forms some of the boundaries, is Core / Priority Habitat.</p>

<i>Ecology Comments Management of Constraints:</i>	Protected species mitigation and enhancement - in particular if the ponds are found to support breeding GCN. Retain and enhance all hedgerows/tree lines on boundaries.
<i>Ecology Comments Opportunities:</i>	Further woodland planting at the north west corner plus some network creation along the eastern boundary would be useful.
<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>	Field site is surrounded with mature trees
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of exiting mature trees
<i>Tree Comments Opportunities:</i>	Low density with retention of mature trees
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Rail and road noise to site boundaries.
<i>Public Protection Comments Management of Constraints:</i>	Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings and combinations thereof to mitigate for all noise sources.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Good
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Good
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Good
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Good
Relationship to the Black Country	This site is located to the south of Shrewsbury. Shrewsbury is located in the centre of Shropshire, with a functional relationship to the Black Country. Shrewsbury benefits from being located on the A5/M54 corridor which provides links to the Black Country (which is some 22 miles away). Shrewsbury also benefits from a railway station which offers regular train services to the Black Country via the Shrewsbury to Wolverhampton line.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Whilst Shrewsbury's functional relationship and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution.

Strategic Considerations:	<p>61% of site in flood zones 2 and 3 which will reduce the potential numbers of dwellings. Within the existing development boundary. The site is approximately 500m from the nearest supermarket and regular bus service and less than 1.5km from the nearest primary school. There is a good pedestrian and cycle network in the vicinity. Whilst Shrewsbury's functional relationship and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution.</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>No</p>
Recommendation	<p>Do not allocate</p>
Reasoning	<p>The site is a greenfield location within the development boundary capable of safe access. However, flood risk is a major constraint which could undermine viability as the scale of delivery will need to be significantly reduced. Whilst Shrewsbury's functional relationship and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions. Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire. The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
Further Main Modifications required:	<p>No</p>

If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3 Updated

Site Reference:	SHR166
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	6%
<i>Percentage of site in Flood Zone 2:</i>	7%
<i>Percentage of site in Flood Zone 1:</i>	93%
<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>	6%
<i>Percentage of the site within 20m of an historic flood event:</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>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium-High
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium-High
<i>Landscape Considerations (Employment) (from the LVSS):</i>	High
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	High
<i>Highway Comments - Direct Access to Highway Network?</i>	This employment site has direct access onto the A49 bypass and appropriate junction(s) could be achieved along the site frontage.
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<i>Ecology Comments Significant Constraints:</i>	Possible HRA required due to road emissions from increased traffic (in-combination) on Hencott Pool Ramsar. See LPR HRA.
<i>Ecology Comments Other Constraints:</i>	North west and south west corners of this area are within the Environmental Network due to the proximity to the flood plain. These parts are in flood zone two and three. Requires EclA and surveys for bats (transects), GCNs (ponds within 500m), badgers and nesting birds.

<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12
<i>Ecology Comments Opportunities:</i>	A useful habitat corridor could be created to the west and also along the line of the power cables. See accompanying document.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site may effect settings of Scheduled Monuments of Haughmond Hill hillfort (NHLE ref. 1021282) and Queen Eleanor's Bower ringwork (NHLE ref. 1021281). Site contains majority of large Roman marching camp (HER PRN 00124) so has significant archaeological potential. Site detached from existing built edge of Shrewsbury
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on settings of SMS; archaeological DBA + field evaluation). NB Part of Roman marching camp excavated in advance of construction of A49 bypass.
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Treeless field site - would need buffer zone to the river and screening to the A49
<i>Tree Comments Management of Constraints:</i>	N/A
<i>Tree Comments Opportunities:</i>	Retain existing trees and Use 20% canopy cover policy to increase woodland cover and integrate the development into the broader landscape
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Noise from A49 and rail.
<i>Public Protection Comments Management of Constraints:</i>	Mitigate noise by location (separation distances to the road) of dwellings, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Poor
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	This site is located to the east of Shrewsbury. Shrewsbury is located in the centre of Shropshire, with a functional relationship to the Black Country. Shrewsbury benefits from being located on the A5/M54 corridor which provides links to the Black Country (which is some 22 miles away). Shrewsbury also benefits from a railway station which offers regular train services to the Black Country via the Shrewsbury to Wolverhampton line.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

<p>Strategic Considerations:</p>	<p>The site is well contained between the A49 to the east, the River Severn to the west and north, and the railway line to the south. Highway access can be achieved from the A49.</p> <p>The scale of the site allows for the opportunity for a self contained employment site appropriate for a range of class B uses north of the strategic A49/A5 junction.</p> <p>The prospects of sustainable travel to / from this location are extremely limited unless a new cycle / footbridge could be constructed across the river Severn to Crowmere Road. There are no footways along the existing bypass routes from housing in Sundorne to the north or London Road to the south, both of which are over 2km away. Therefore not suited to residential use.</p> <p>The site is physically separated from the existing built form of the town and therefore is not considered to offer opportunities for mixed use.</p> <p>The site performs poorly for employment in the context of the settlement within the Stage 2a Sustainability Appraisal. However, it performs fair for housing in the context of the settlement and fair for housing and employment in the context of the Black Country Contribution within the Stage 2a Sustainability Appraisal.</p> <p>It is recognised the site has been identified as having high landscape and visual sensitivity, however, this is in relation to the larger land use parcel also covers land to the east of the A49 into an area of less self containment.</p> <p>The site is currently identified as having potential for a Parkway Station in the adopted Core Strategy.</p> <p>Much of the site contains a newly designed Scheduled Monument. The site is also in the setting of Scheduled Monuments on Haughmond Hill.</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>7% of the site is in Flood risk zone 2 and 3 and therefore must be mitigated through the design and layout of the any future proposal.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Access from the A49 offers the potential to attract investment.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>Yes</p>
<p>Recommendation</p>	<p>Maintain the site as a proposed employment allocation whilst proactive discussions with the landowner are undertaken to inform the eventual decision regarding the proposed status of this site.</p>
<p>Reasoning</p>	<p>The site is well contained but divorced from the existing residential built form of the town, and therefore not considered appropriate for housing development. However, the site's strategic access point from the A49 offers a good opportunity to develop a strategically important employment location.</p> <p>Much of the site contains a newly designed Scheduled Monument. This matter is currently being due consideration, informed by ongoing engagement with the site promoter.</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p>
<p>Further Main Modifications required:</p>	<p>No</p>

If proposed for Allocation, Potential Capacity:	<p>45ha of employment land</p>
If proposed for Allocation Design Requirements:	<p>This site offers the opportunity for a significant new employment area to the east of the town. Access is proposed from the A49, which also provides a defined boundary to the site.</p> <p>It is envisaged this site could be development for a wide range of employment uses including B1, B2 and B8.</p> <p>A small proportion of the site is within Flood Zones 2 and/or 3 and this will need to be considered in the layout and design of development.</p>

Site Assessment - Stage 3 Updated

Site Reference:	SHR168
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium and High
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium-Low and Medium-High
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Very High and Medium-High
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	High and Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	<p>Access would be onto Corporation Lane some 200m north of the Nursery Meadows junctions. This section of Corporation Lane is a single track lane with no pedestrian facilities and unsuitable for the traffic associated with the proposed development. Third party land would be required to improve the lane. Also the access route onto the Berwick Road (Corporation Lane and Coton Crescent) are narrow residential streets.</p>
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<i>Ecology Comments Significant Constraints:</i>	<p>HRA may be required for NOx pollution from increased traffic, in-combination with other sites on White Mere, Sweatmere and Crose Mere and Clarepool Moss, Hencott Pool (possibly others.) and for possible recreation impacts in-combination on Hencott Pool. More than the minimum 30m per bedroom (SAMDev Policy MD2) would be required to address recreation issues in the HRA which could reduce numbers of dwellings possible. Entire area may be Environmental Network - Core Habitat and/or Corridor. There is no space on site to mitigate for the loss of the network. The network requires protection in accordance with CS17 Environmental Networks and MD12.</p>
<i>Ecology Comments Other Constraints:</i>	<p>The grassland habitat has been identified as potentially of interest and if so this would mean the entire site is core habitat in the environmental network and requires protection in accordance with CS17 Environmental Networks and MD12. There is a large pool just over the railway line which has recently been shown to support a medium population of Great Crested Newts. If the grassland isn't of interest then much of the boundary of the site is corridor in the Env. Network. Mature trees border this site. One mature tree is protected with a TPO. The trees and hedgerows may support bats and nesting birds as well as being habitat in their own right. Hedgerow is Core / Priority Habitat.</p>

<i>Ecology Comments Management of Constraints:</i>	Protected species mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries. Survey may reveal that not all the site is Environmental Network but where this is present it should be protected, enhanced and restored in accordance with CS17 Environmental Networks and MD12. Area of mitigation required is likely to reduce the area available for development.
<i>Ecology Comments Opportunities:</i>	Corridor to the east and west could be enhanced
<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>	Curtilage trees
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan.
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to increase woodland cover and integrate the development into the broader landscape
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Rail to east as noise source.
<i>Public Protection Comments Management of Constraints:</i>	Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings and combinations thereof to mitigate for all noise sources
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Good
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	This site is located to the north-west of Shrewsbury. Shrewsbury is located in the centre of Shropshire, with a functional relationship to the Black Country. Shrewsbury benefits from being located on the A5/M54 corridor which provides links to the Black Country (which is some 22 miles away). Shrewsbury also benefits from a railway station which offers regular train services to the Black Country via the Shrewsbury to Wolverhampton line.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Whilst Shrewsbury's functional relationship and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution.

Strategic Considerations:	<p>Around 10% of the site is brownfield.</p> <p>The site is over 1.0km to the nearest shops and primary school on Ellesmere Road. The route would be via Corporation Lane which has no footways albeit lightly trafficked.</p> <p>Whilst Shrewsbury's functional relationship and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution.</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>No</p>
Potential for Allocation?	<p>No</p>
Recommendation	<p>Do not allocate</p>
Reasoning	<p>The site's access is not considered suitable, and there are more sustainable options elsewhere.</p> <p>Whilst Shrewsbury's functional relationship and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions. Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire. The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
Further Main Modifications required:	<p>No</p>

If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3 Updated

Site Reference:	SHR169
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	34%
<i>Percentage of site in Flood Zone 1:</i>	66%
<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>	33%
<i>Percentage of the site within 20m of an historic flood event:</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>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	High
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium-High
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Very High
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	High
<i>Highway Comments - Direct Access to Highway Network?</i>	Access via a new priority junction onto Berwick Road which is subject to the national speed limit. Would only be appropriate if it could be demonstrated that the existing 40mph speed limit could be appropriately extended.
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<i>Ecology Comments Significant Constraints:</i>	HRA may be required for NOx pollution from increased traffic, in-combination with other sites on White Mere, Sweatmere and Crose Mere and Clarepool Moss, Hencott Pool (possibly others). Western third of site is Environmental Network Corridor as it is within Flood zone 2. There is little space left on site for development which may make this area unviable. The network requires protection in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Other Constraints:</i>	Mature trees are within and bordering this site. The trees and hedgerows may support bats and nesting birds as well as being habitat in their own right. Hedgerow is Core / Priority Habitat. A Tree Preservation Order is listed for the block of trees to the north.

<i>Ecology Comments Management of Constraints:</i>	Protected species mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries and infield.
<i>Ecology Comments Opportunities:</i>	Enhance Environmental Network by additional tree planting.
<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>	Scattered mature curtilage trees
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of exiting mature trees
<i>Tree Comments Opportunities:</i>	Retain existing trees
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road noise to south of the site.
<i>Public Protection Comments Management of Constraints:</i>	Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings and combinations thereof to mitigate for all noise sources
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Poor
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Poor
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	This site is located to the north-west of Shrewsbury. Shrewsbury is located in the centre of Shropshire, with a functional relationship to the Black Country. Shrewsbury benefits from being located on the A5/M54 corridor which provides links to the Black Country (which is some 22 miles away). Shrewsbury also benefits from a railway station which offers regular train services to the Black Country via the Shrewsbury to Wolverhampton line.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Whilst Shrewsbury's functional relationship and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution.

Strategic Considerations:	<p>The site is over 1.5km to the nearest shops and primary school on Ellesmere Road.</p> <p>Third of site in Flood Zone 2 and within the Environmental Network.</p> <p>The site performs poorly for housing and employment in the context of the settlement within the Stage 2a Sustainability Appraisal. However, it performs fair in the context of the Black Country Contribution within the Stage 2a Sustainability Appraisal.</p> <p>Whilst Shrewsbury's functional relationship and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution.</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>No</p>
Potential for Allocation?	<p>No</p>
Recommendation	<p>Do not allocate</p>
Reasoning	<p>A third of the site is within Flood Zone 2, and within the Environmental Network, and therefore there is concern the site is not viable for development.</p> <p>More preferred sites elsewhere.</p> <p>Whilst Shrewsbury's functional relationship and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions. Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire. The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
Further Main Modifications required:	<p>No</p>

If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3 Updated

Site Reference:	SHR170
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	2%
<i>Percentage of site in Flood Zone 1:</i>	98%
<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>	1%
<i>Percentage of the site within 20m of an historic flood event:</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>Landscape Considerations (Residential) (from the LVSS):</i>	Medium-High
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	High
<i>Landscape Considerations (Employment) (from the LVSS):</i>	High
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	High
<i>Highway Comments - Direct Access to Highway Network?</i>	<p>Access would be via Shelton Lane to Holy Head Road. Shelton Lane is very narrow and not suitable for regular vehicular traffic and would need to be upgraded from bridleway to estate road standards if this development were to go ahead and third party land may be required.</p>
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<i>Ecology Comments Significant Constraints:</i>	<p>HRA may be required for NOx pollution from increased traffic, in-combination with other sites on White Mere, Sweatmere and Crose Mere and Clarepool Moss, Hencott Pool (possibly others). Entire area is Environmental Network - Core Habitat and/or Corridor. There is no space on site to mitigate for the loss of the network. The network requires protection in accordance with CS17 Environmental Networks and MD12.</p>
<i>Ecology Comments Other Constraints:</i>	<p>EclA required. The site may have once been species-rich grassland but now appears to be a mix of scrub and woodland. Being semi-natural in character the entire site creates good corridor habitat - perhaps Core Habitat in places. Several protected species could use this habitat. In particular, nesting birds, bats, badgers, reptiles, and otter.</p>

<i>Ecology Comments Management of Constraints:</i>	Protected species mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries. Retain mature trees in field. Survey may reveal that not all the site is Environmental Network but where this is present it should be protected, enhanced and restored in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	It may still be possible to restore the former species-rich grassland. Woodland enhancement may be possible.
<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>	Significant woodland across site, could not be developed without the loss of a significant area of high value woodland.
<i>Tree Comments Other Constraints:</i>	
<i>Tree Comments Management of Constraints:</i>	
<i>Tree Comments Opportunities:</i>	
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Possible off site contamination migration possible.
<i>Public Protection Comments Management of Constraints:</i>	Con land remediation available.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Poor
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Poor
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	This site is located to the west of Shrewsbury. Shrewsbury is located in the centre of Shropshire, with a functional relationship to the Black Country. Shrewsbury benefits from being located on the A5/M54 corridor which provides links to the Black Country (which is some 22 miles away). Shrewsbury also benefits from a railway station which offers regular train services to the Black Country via the Shrewsbury to Wolverhampton line.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Whilst Shrewsbury's functional relationship and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution.

Strategic Considerations:	<p>This site is around 1.8km from the nearest primary school and 2km from the nearest convenience store. The regular bus services that run along the Holy Head Road are less than 400m from the sites.</p> <p>The site performs poorly for housing and employment in the context of the settlement within the Stage 2a Sustainability Appraisal. However, it performs fair in the context of the Black Country Contribution within the Stage 2a Sustainability Appraisal.</p> <p>Whilst Shrewsbury's functional relationship and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution.</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>No</p>
Potential for Allocation?	<p>No</p>
Recommendation	<p>Do not allocate</p>
Reasoning	<p>Suitable vehicular access not achievable. Concern about loss of high quality woodland, and the impact on the environmental network.</p> <p>Whilst Shrewsbury's functional relationship and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions. Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire. The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
Further Main Modifications required:	<p>No</p>

If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3 Updated

Site Reference:	SHR171
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	9%
<i>Percentage of site in Flood Zone 2:</i>	10%
<i>Percentage of site in Flood Zone 1:</i>	90%
<i>Percentage of the site in the 30 year surface flood risk zone:</i>	6%
<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>	18%
<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>	2%
<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>Landscape Considerations (Residential) (from the LVSS):</i>	Medium-Low
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium-Low
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	<p>his site is isolated from the other sites being promoted between the Mytton Oak Road and the Radbrook Road. It would therefore need to be developed as a stand alone site with access assumed to be via the existing private lane to Ley Grange. The junction of this lane with the Mytton Oak Road would need to be improved. If the lane is to be adopted it would need to be improved to highway estate road standards. Alternatively the site could be accessed via a new roundabout junction replacing the existing Gains Park Way / Mytton Oak Road ghost island right turn junction.</p>
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<i>Ecology Comments Significant Constraints:</i>	<p>HRA may be required for NOx pollution from increased traffic, in-combination with other sites on White Mere, Sweatmere and Crose Mere and Clarepool Moss, Hencott Pool (possibly others). Mitigation land required for GCN may impact the area of land available for development - in particular if GCN are found on site. The area required may impact the viability of any development here. If the grassland is priority / core habitat, then the reduced area available for development after adequate mitigation has been provided may make this site unviable</p>
<i>Ecology Comments Other Constraints:</i>	<p>EclA required. Eastern part of site is in Flood Zone 2 and 3 and also the Environmental Network on account of the buffered area from the Bowbrook. A pond is present and GCN are known from the area. Mitigation land required for GCN may impact the area of land available for development - in particular if GCN are found on site. Another large pond is present to the east which may also support GCN. There are a large number of mature trees within and bordering this site. The trees and hedgerows may support bats and nesting birds as well as being habitat in their own right.</p>

<i>Ecology Comments Management of Constraints:</i>	Protected species mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries. Retain mature trees in field. Protect, enhance and restore Env. Network to south and east in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Buffer to the Bowbrook could provide useful enhancement to this corridor if large enough (at least 10m). In-line pools could also act as a flood mitigation measure.
<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>	Significant trees on and adjacent to the site, may limit developable area and access.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of exiting mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the town.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road noise to north
<i>Public Protection Comments Management of Constraints:</i>	Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings and combinations thereof to mitigate for all noise sources
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Good
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Good
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Good
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Good
Relationship to the Black Country	This site is located to the west of Shrewsbury. Shrewsbury is located in the centre of Shropshire, with a functional relationship to the Black Country. Shrewsbury benefits from being located on the A5/M54 corridor which provides links to the Black Country (which is some 22 miles away). Shrewsbury also benefits from a railway station which offers regular train services to the Black Country via the Shrewsbury to Wolverhampton line.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Whilst Shrewsbury's functional relationship and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution.

<p>Strategic Considerations:</p>	<p>10% of site in flood zones 2 and 3. Site is a Source Protection Zone. 18% of site in 1000 years surface water flooding zone. The site can easily be linked into existing pedestrian and cycle infrastructure and there is a frequent bus service on Mytton Oak Road (less than 400m away). It is approximately 1 km from a local shopping centre Oxon Primary School. Whilst Shrewsbury's functional relationship and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Do not allocate</p>
<p>Reasoning</p>	<p>The site could form part of a wider allocation with other promoted sites between Mytton Oak Road and Hanwood Road, but this would be reliant on additional land being promoted to the east. Other site preferable at this stage to accommodate need. Whilst Shrewsbury's functional relationship and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions. Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire. The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
<p>Further Main Modifications required:</p>	<p>No</p>

If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3 Updated

Site Reference:	SHR173
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	6%
<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>	3%
<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>	4%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	6%
<i>Percentage of the site within 20m of an historic flood event:</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>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium-Low
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	<p>This is part of a cluster of site options (along with SHR179 and SHR180) SHR173 has the potential to deliver 700 homes. Access would be via a new junction onto Ellesmere Road. The traffic generated by such a large development - as high as 500 trip in the peak hour - would create significant congestion on Ellesmere Road. It is very unlikely that the congestion can be mitigated. Development of this scale on Ellesmere Road is unlikely to be acceptable in highway terms until the Shrewsbury North West Relief Road has been completed.</p>
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<i>Ecology Comments Significant Constraints:</i>	<p>HRA may be required for NOx pollution from increased traffic, in-combination with other sites on White Mere, Sweatmere and Crose Mere, Hencott Pool and Clarepool Moss(possibly others) and possible recreation impacts on Hencott Pool. More than the minimum 30m per bedroom (SAMDev Policy MD2) would be required to address recreation issues in the HRA which could reduce numbers of dwellings possible. See LPR HRA. Otherwise none</p>
<i>Ecology Comments Other Constraints:</i>	<p>EclA required. North western corner is within a Local Wildlife Site (Core Habitat in the Env. Network) and a wide border of the north and west are Env. Network corridor on account of the grassland which may be of interest. The trees in the LWS are also protected under an area TPO. Mature trees are within and bordering this site. The trees and hedgerows may support bats and nesting birds as well as being habitat in their own right. Hedgerow is Core / Priority Habitat. Some areas look a little like dry ponds. These could require checking.</p>

<i>Ecology Comments Management of Constraints:</i>	Grassland would require survey between May and August but an experienced surveyor as pastures are difficult to assess. Protected species mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries. Retain mature trees in field. Protect, enhance and restore Env. Network to south and east in accordance with CS17 Environmental Networks and MD12. Reduced area of development likely due to mitigation land required for Environmental Network.
<i>Ecology Comments Opportunities:</i>	Environmental Network could be enhanced in many places. In particular the western side along the railway and the northern side next to the Local Wildlife Site.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	No known archaeological interest but large size of site suggests it may have some archaeological potential.
<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>	Agricultural land with curtilage hedges borders woodland to the NW
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan.
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to increase woodland cover and integrate the development into the broader landscape
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road to east, rail to west creating noise sources. Possible contamination from off site sources. Any large scale development on this side of town will need to consider the impact on air quality of the future development on the town centre, particularly the AQMA. Any additional vehicles entering town from this direction will impact negatively.
<i>Public Protection Comments Management of Constraints:</i>	Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings and combinations thereof to mitigate for all noise sources. Contaminated land remediation likely to be available.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	This site is located to the north-west of Shrewsbury. Shrewsbury is located in the centre of Shropshire, with a functional relationship to the Black Country. Shrewsbury benefits from being located on the A5/M54 corridor which provides links to the Black Country (which is some 22 miles away). Shrewsbury also benefits from a railway station which offers regular train services to the Black Country via the Shrewsbury to Wolverhampton line.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

<p>Strategic Considerations:</p>	<p>Development of the NWRR would remove the highway objection to this site. If allocated developer contributions should be sought towards the creation of a NWRR. Large site on the edge of Shrewsbury's urban area, within easy walking distance of the town centre and train station and on a public transport. Opportunity for biodiversity gain as part of buffering to the north and east/south-east of the site. Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>Yes</p>
<p>Recommendation</p>	<p>Identify the site as a proposed residential allocation</p>
<p>Reasoning</p>	<p>The proposal for the North West Relief Road (NWRR) is central to the inclusion of this site as an allocation. Currently, traffic between areas to the north and west of Shrewsbury has to pass through the town centre, through unsuitable roads west of the town or take the significantly longer route around the A5 / A49 bypass. As a result, there are unacceptably high levels of traffic including heavy vehicles on residential roads, including Ellesmere Road, approaching the town centre and within the centre itself where there is only limited highway capacity. This leads to problems of congestion, delays and journey unreliability for road users, and problems of noise, poor air quality and reduced accessibility, public transport services are also affected by congestion.</p> <p>At the time of the original Preferred Options consultation in November 2018, Shropshire Council did not have agreed funding for this road and it was therefore not considered as a viable opportunity to include within the Local Plan review. In February 2019 it was agreed the Council would received £54m of funding towards the construction of the NWRR. A Planning Application for the NWRR is currently being considered by Shropshire Council.</p> <p>Without the NWRR it is not considered the highways access to SHR173 is achievable without unacceptable impact on existing road network and amenity value of local residents. It is therefore considered the allocation should not come forward until the completion of the NWRR.</p> <p>The scheme has the potential to support funding for the NWRR through community infrastructure levy (CIL) funding.</p> <p>The scheme is considered to be in a sustainable location within a 15/20min walk of the town centre, and can support biodiversity gain through the creation of a green infrastructure buffer to the north of the site, adjacent to the Old River Bed SSSI and to the east/south-east adjacent to the railway line. There are also opportunities to deliver local facilities at the scale of housing proposed which increases the self-containment of the proposal and reduces the need to travel.</p> <p>The option represents a complementary area of growth with land to the west of the town. This supports a balanced approach to growth in the town in the long term.</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p>
<p>Further Main Modifications required:</p>	<p>No</p>

If proposed for Allocation, Potential Capacity:	450
If proposed for Allocation Design Requirements:	Dependent upon the delivery of the NWRR, and phasing should reflect this with no occupation before the road's operation. Opportunity to deliver the scheme through a master planned approach, focussing on design quality, layout and mix. Opportunity to support key objectives of the Big Town Plan.

Site Assessment - Stage 3 Updated

Site Reference:	SHR174
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<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>	3%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	5%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	15%
<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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium-Low
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	<p>These sites have the potential to deliver 4,958 homes. The current levels of traffic on Ellesmere Road and on the A49 bypass north of Sundorne Road roundabout constrain major development in the north of Shrewsbury and these sites should only be brought forward once the Shrewsbury North West Relief Road has been secured. The scheme provide alternative routes for existing traffic which reduce the current pressures on Ellesmere Road and the A49 bypass creating additional capacity for major development in north Shrewsbury. The new road will also provide a strategic access route through these sites.</p>
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<i>Ecology Comments Significant Constraints:</i>	<p>HRA may be required for NOx pollution from increased traffic, in-combination with other sites on White Mere, Sweatmere and Crose Mere and Clarepool Moss, Hencott Pool (possibly others). HRA will also be required for impacts on Hencott Pool Ramsar Site, which is entirely within this allocation. Clearly the Ramsar will not be possible to build on but it may well be impossible to develop much of the rest of this area. Impacts directly and indirectly on the Ramsar would also include destruction of habitats, recreational impacts in-combination, damage to the water catchment and direct run-off into site. More than the minimum 30m per bedroom (SAMDev Policy MD2) would be required to address potential recreation impacts identified in the HRA. These issues would greatly reduce the amount of development possible and would need additional detailed research to inform the HRA of the LPR and at planning application stage. Suggest do not allocate this site. Planned route of the NWRP passes through the middle of this site. Lies in 'rural' setting. SHR200 is part of this site but there is no entry in this spreadsheet. Similar reservations would apply.</p>
<i>Ecology Comments Other Constraints:</i>	<p>EclA required. Surveys for GCN (in ponds adjacent), Reptiles, Badgers (known), Bats (buildings could require survey if being altered / destroyed), nesting birds, vascular plants. Environmental Network, including several areas of core / priority habitat would require survey. TPO trees are throughout.</p>

<i>Ecology Comments Management of Constraints:</i>	The HRA - informed by the EclA - will have to assess how much of this area might be available for development. For other considerations; protected species mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries. Retain mature trees in field. Protect, enhance and restore Env. Network - mostly to west and north but also through site - in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Much of the land surrounding Hencott pool has been farmed as arable and likely to be overly fertile. Soil stripping and pool creation close to the Ramsar could result in very species-rich habitat being created with the possibility of species migrating from Hencott Pool.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Possible effect on setting of Shrewsbury Registered Battlefield (NHLE ref. 1000033). Site includes historic farmstead of Cross Hill Farm (HER PRN 26966) and possible prehistoric cropmark enclosure (HER PRN 04241).
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (settings of Battlefield; Level 2 historic buildings assessment; archaeological DBA + field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	This site has 2 important Heavily wooded or plantation of trees on to the NW and Hencott pool Ramsar site
<i>Tree Comments Other Constraints:</i>	Remainder of site is agricultural with hedges and scattered trees
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of exiting mature woodlands
<i>Tree Comments Opportunities:</i>	Part of site suitable part of site not suitable
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road to east creating noise sources. Any large scale development on this side of town will need to consider the impact on air quality of the future development on the town centre, particularly the AQMA. Any additional vehicles entering town from this direction will impact negatively. Poss. contaminated land.
<i>Public Protection Comments Management of Constraints:</i>	Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings and combinations thereof to mitigate for all noise sources. Contaminated land remediation likely to be available.
<i>Public Protection Comments Opportunities:</i>	Would be better site if air quality concerns for town centre were not so pronounced.
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Poor
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	This site is located to the north-west of Shrewsbury. Shrewsbury is located in the centre of Shropshire, with a functional relationship to the Black Country. Shrewsbury benefits from being located on the A5/M54 corridor which provides links to the Black Country (which is some 22 miles away). Shrewsbury also benefits from a railway station which offers regular train services to the Black Country via the Shrewsbury to Wolverhampton line.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

Strategic Considerations:	<p>This is a significant site dependent upon the delivery of the proposed NWRR.</p> <p>Other major concerns over the ecological impacts on Hencott Pool Ramsar Site, and the noise impact from the rail line. The site is over 1.0km to the nearest primary school and 1.5km to the nearest convenience store. Frequent bus service operate along Mount Pleasant Road approximately 800m from the centre of the sites. It would therefore be preferable for this area to be developed as a sustainable urban extension to include local facilities and through route public transport services. A masterplan for these sites would need to include new facilities such as a school and local centre (to be delivered alongside adjoining site options).</p> <p>The site performs poorly for employment in the context of the settlement within the Stage 2a Sustainability Appraisal. However, it performs fair for housing in the context of the settlement and fair for housing and employment in the context of the Black Country Contribution within the Stage 2a Sustainability Appraisal.</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.</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>No</p>
Potential for Allocation?	<p>No</p>
Recommendation	<p>Do not allocate</p>
Reasoning	<p>In time this site may have some potential alongside the delivery of the proposed NWRR. However, ahead of this a sustainable access is not considered achievable and there are other ecological and noise impacts which make this site unsustainable.</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire. The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
Further Main Modifications required:	<p>No</p>

If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3 Updated

Site Reference:	SHR176
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	14%
<i>Percentage of site in Flood Zone 2:</i>	16%
<i>Percentage of site in Flood Zone 1:</i>	84%
<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>	2%
<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>	15%
<i>Percentage of the site within 20m of an historic flood event:</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>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium-High
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium-High
<i>Landscape Considerations (Employment) (from the LVSS):</i>	High
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	High
<i>Highway Comments - Direct Access to Highway Network?</i>	<p>Access is proposed onto Preston Street. In the interests of highway safety and to protect the amenity of residents in the vicinity of Preston Street, the new development south this site was given permission based on a 150 occupancy limit (with access onto Preston Street only) before a through route to London Road (south of Shrewsbury College) is in place. This through route has been designed to be attractive for those living in the new development to travel in both direction but is not direct and would not be attractive for those from SHR176 to use to gain access the strategic highway network at the A5 Emstrey Roundabout. Therefore it is unlikely that SHR176 would be acceptable due to the impact on Preston Street.</p>
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<i>Ecology Comments Significant Constraints:</i>	<p>HRA may be required for NOx pollution from increased traffic, in-combination with other sites on White Mere, Sweatmere and Crose Mere and Clarepool Moss, Hencott Pool (possibly others). A large proportion of this area is Environmental Network - Core Habitat and/or Corridor. Partly because much of it is in flood zones 2 and 3. There is little space on site to mitigate for the loss of the network which may impact the viability of this area as a whole. Fields to the west are arable and outside the network so less likely to have issues.</p>
<i>Ecology Comments Other Constraints:</i>	<p>EclA required. A large proportion of this area is Environmental Network - Core Habitat and/or Corridor. Partly because much of it is in flood zones 2 and 3. There is little space on site to mitigate for the loss of the network. The network requires protection in accordance with CS17 Environmental Networks and MD12. The River Severn along the eastern boundary and a buffer to this is also designated as a Local Wildlife Site. To the north a former quarry in the woodland is also protected as a Local Geological Site. Mature trees are within and bordering this site. The trees and hedgerows may support bats and nesting birds as well as being habitat in their own right. Hedgerow is Core / Priority Habitat. Two ponds are found in this area and 2 ponds are present within 210m. These and others further away may support GCN. Otter will use the River corridor but may also shelter in the woodland / scrub near the pond and drain and other areas. Badger are likely. Bats and birds are likely to use the buildings.</p>

<i>Ecology Comments Management of Constraints:</i>	Protected species mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries and woodland block. Environmental Network and both Local designated sites should be protected, enhanced and restored in accordance with CS17 Environmental Networks and MD12. Area of mitigation required is likely to reduce the area available for development.
<i>Ecology Comments Opportunities:</i>	The field to the far east should be planted up as a mix of woodland and ephemeral pools. The line of the drain with the pool should be extended on both ends to enhance this corridor and perhaps coupled with an access route. The water course could be enhanced to make a feature and its capacity increased to help address flooding issues. In-line pools and 'leaky dams' should be considered.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site contains non-designated historic farmstead of Weirhill (HER PRNs 15145 & 27842) and site of Preston Ferry (HER PRN 02759). No other known archaeological interest but very large site size suggests there may be wider archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (Level 2 historic building assessment of historic farmstead if demo proposed or setting assessment to provide suitable stand-off from farm ; archaeological DBA + field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Remainder of site is agricultural with hedges and scattered trees
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of exiting mature trees
<i>Tree Comments Opportunities:</i>	
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Rail to the north creating noise. Possible con land.
<i>Public Protection Comments Management of Constraints:</i>	Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings and combinations thereof to mitigate for all noise sources. Contaminated land remediation likely to be available.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	This site is located to the east of Shrewsbury. Shrewsbury is located in the centre of Shropshire, with a functional relationship to the Black Country. Shrewsbury benefits from being located on the A5/M54 corridor which provides links to the Black Country (which is some 22 miles away). Shrewsbury also benefits from a railway station which offers regular train services to the Black Country via the Shrewsbury to Wolverhampton line.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

<p>Strategic Considerations:</p>	<p>The site would represent a further phase to the currently allocated and approved scheme south of Preston Street for 600 dwellings.</p> <p>The site could accommodate around 400 additional dwellings and provide for an extension to the planned open space south of Preston Street.</p> <p>There is potential for the site to contribute additional community facilities to support this and the consented scheme to the south.</p> <p>Road access is a major concern, and, if preferred, development would need to be phased until after the current scheme has been fully built out. This will have an impact on the rate of housing delivery in the early part of the plan period.</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Do not allocate</p>
<p>Reasoning</p>	<p>The new access to the development site to the south of this site has been designed to be attractive to those living in the new development to travel in both direction but it is not direct and it is considered that it would not be attractive for future residents of any development on SHR176 to use to gain access the strategic highway network at the A5 Emstrey Roundabout. Therefore it is unlikely that SHR176 would be acceptable due to the impact on Preston Street.</p> <p>A proportion of the site is located in flood zones 2 and/or 3. A large proportion of the site constitutes part of the Environmental Network - Core Habitat and/or Corridor. There is little remaining space on site to mitigate for the loss of this component of the network.</p> <p>A HRA may be required for NOx pollution from increased traffic, in-combination with other sites.</p> <p>The site contains the non-designated historic farmstead of Weirhill (HER PRNs 15145 & 27842) and site of Preston Ferry (HER PRN 02759).</p> <p>The site has a medium-high landscape and visual sensitivity to housing and high landscape and visual sensitivity to employment.</p> <p>Considered there are more sustainable options to the west of the town to accommodate major expansion.</p>
<p>Further Main Modifications required:</p>	<p>No</p>

If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3 Updated

Site Reference:	SHR177
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	21%
<i>Percentage of site in Flood Zone 2:</i>	23%
<i>Percentage of site in Flood Zone 1:</i>	77%
<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>	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>	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>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>	<p>These sites have good access onto Gains Park Way which connects with the Welshpool Road to the north and the Mytton Oak Road to the south and onto the SRN. SHR177 could deliver 1,545 homes and SHR177 is promoted as a small employment site. Land would be available from the sites to deliver a series of appropriate type junctions and pedestrian and cycle infrastructure that connects to the existing network in the area.</p>
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<i>Ecology Comments Significant Constraints:</i>	<p>A large proportion of this area is Environmental Network - Core Habitat and/or Corridor. Partly because much of it is in flood zones 2 and 3. There is little space on site to mitigate for the loss of the network which may impact the viability of this area as a whole.</p>
<i>Ecology Comments Other Constraints:</i>	<p>A water course runs along the northern and eastern boundary. This and a 50m buffer into the site is within the Env. Network. The coarse grassland may be of interest. Mature trees are within and bordering this site. The trees and hedgerows may support bats and nesting birds as well as being habitat in their own right. Two trees just north of this area protected under TPO. Hedgerow is Core / Priority Habitat. Birds and bats may also use the buildings present on site.</p>

<i>Ecology Comments Management of Constraints:</i>	Protected species mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries. Retain mature trees in field. Protect, enhance and restore Env. Network to north and east in accordance with CS17 Environmental Networks and MD12. This is likely to leave very little room for development.
<i>Ecology Comments Opportunities:</i>	Network could be enhanced alongside the water course in particular but also down west border.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site includes medieval historic farmstead of Oak Farm (HER PRNs 13055 & 27846).
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (Level 2 historic buildings assessment if demo at Oak Farm proposed, archaeological DBA + ?field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Significant trees along east boundary of the site, hedgerows on other boundaries.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of exiting mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the town.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Residential; to the north west and opposite Gains Park Way.
<i>Public Protection Comments Management of Constraints:</i>	Separation distances primarily with good layout and orientation, abatement technologies and boundary treatment or a combination of the above could be employed to reduce any noise, odour and dust impacts on residential properties.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Good
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Good
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Good
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Good
Relationship to the Black Country	This site is located to the west of Shrewsbury. Shrewsbury is located in the centre of Shropshire, with a functional relationship to the Black Country. Shrewsbury benefits from being located on the A5/M54 corridor which provides links to the Black Country (which is some 22 miles away). Shrewsbury also benefits from a railway station which offers regular train services to the Black Country via the Shrewsbury to Wolverhampton line.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

<p>Strategic Considerations:</p>	<p>The site represents a major opportunity for greenfield release alongside SHR057 on the edge of Shrewsbury between the existing built form (Gains Park) and the A5, consisting of around 25ha. The full extent of this combined site consists of over 50ha, but it is not considered all this land is necessary to meet development needs up to 2036. The site is well contained to the west (A5), east (Gains park) and south (Mytton oak Road). The combined site has good potential for access onto Gains Park Way which connects with the Welshpool Road to the north and the Mytton Oak Road to the south and onto the Strategic Road Network. Development in this location offers the opportunity to deliver the objectives of the Big Town Plan, in particular the potential to develop green infrastructure between this site and land south of Mytton Oak road. There are no overriding site constraints identified.</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>Yes</p>
<p>Recommendation</p>	<p>Identify the site as a proposed residential allocation alongside part of SHR057</p>
<p>Reasoning</p>	<p>The site represents a major opportunity for greenfield release alongside SHR057 on the edge of Shrewsbury between the existing built form (Gains Park) and the A5, consisting of around 25ha. The full extent of this combined site consists of over 50ha, but it is not considered all this land is necessary to meet development needs up to 2038.</p> <p>The site is well contained to the west (A5), east (Gains park) and south (Mytton oak Road).</p> <p>The combined site has good potential for access onto Gains Park Way which connects with the Welshpool Road to the north and the Mytton Oak Road to the south and onto the Strategic Road Network.</p> <p>Development in this location offers the opportunity to deliver the objectives of the Big Town Plan, in particular the potential to develop green infrastructure between this site and land south of Mytton Oak road.</p> <p>There are no overriding site constraints identified.</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p>
<p>Further Main Modifications required:</p>	<p>No</p>

If proposed for Allocation, Potential Capacity:	<p style="text-align: center;">SHR057 (part) / SHR177 combined capacity of 500 dwellings</p>
If proposed for Allocation Design Requirements:	<p style="text-align: center;">Development to come forward as part of a comprehensive scheme to enable the delivery of sustainable residential development.</p> <p style="text-align: center;">Vehicular access will be from Mytton Oak Road.</p> <p style="text-align: center;">Development will be expected to reflect the key objectives of the Big Town Plan.</p> <p>Development will be expected to contribute to the delivery of enhancements to green infrastructure and wherever possible create green linkages with other existing and planned development sites in the west of the town.</p> <p>Green infrastructure to be planned to link into future planned green network to land south of Mytton Oak Road (proposed allocation SHR158/060/161).</p>

Site Assessment - Stage 3 Updated

Site Reference:	SHR178
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	No
<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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Not assessed
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Not assessed
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Not assessed
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Not assessed
<i>Highway Comments - Direct Access to Highway Network?</i>	Access would be onto Albert Road. Estate road access with associated pedestrian facilities can be achieved within the site frontage.
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<i>Ecology Comments Significant Constraints:</i>	HRA may be required for NOx pollution from increased traffic, in-combination with other sites on White Mere, Sweatmere and Crose Mere and Clarepool Moss, Hencott Pool (possibly others). Otherwise none
<i>Ecology Comments Other Constraints:</i>	EclA required. Mature trees are within and bordering this site. One tree in the south east corner is protected with a TPO. The trees, hedgerows and buildings may support bats and nesting birds as well as being habitat in their own right. Hedgerow is Core / Priority Habitat. This area has very low availability of Public Open Space (POS). Loss of this area to housing would represent the loss of potential POS.

<i>Ecology Comments Management of Constraints:</i>	Protected and priority species mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries.
<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>	occasional adjacent mature tree
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan.
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to increase woodland cover and integrate the development into the broader landscape
<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>	No constraints noted.
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Good
Relationship to the Black Country	This site is located in the north-west of Shrewsbury. Shrewsbury is located in the centre of Shropshire, with a functional relationship to the Black Country. Shrewsbury benefits from being located on the A5/M54 corridor which provides links to the Black Country (which is some 22 miles away). Shrewsbury also benefits from a railway station which offers regular train services to the Black Country via the Shrewsbury to Wolverhampton line.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Whilst Shrewsbury's functional relationship and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution.

Strategic Considerations:	<p>Site is the existing Reman Services Sports and Social Club with approx. 20% is brownfield. Site within the main urban form with opportunities to connect to existing services and facilities. Whilst Shrewsbury's functional relationship and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution.</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>No</p>
Recommendation	<p>Do not allocate</p>
Reasoning	<p>Part of the site is currently in use. No overarching constraints identified. Windfall opportunity. Whilst Shrewsbury's functional relationship and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions. Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire. The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
Further Main Modifications required:	<p>No</p>

If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3 Updated

Site Reference:	SHR179
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium-Low
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	<p>This is part of a cluster of site options (along with SHR179 and SHR180) SHR173 has the potential to deliver 700 homes. Access would be via a new junction onto Ellesmere Road. The traffic generated by such a large development - as high as 500 trip in the peak hour - would create significant congestion on Ellesmere Road. It is very unlikely that the congestion can be mitigated. Development of this scale on Ellesmere Road is unlikely to be acceptable in highway terms until the Shrewsbury North West Relief Road has been completed.</p>
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<i>Ecology Comments Significant Constraints:</i>	<p>HRA may be required for NOx pollution from increased traffic, in-combination with other sites on White Mere, Sweatmere and Crose Mere and Clarepool Moss, Hencott Pool (possibly others) and possible recreation impacts in-combination on Hencott Pool. More than the minimum 30m per bedroom (SAMDev Policy MD2) would be required to address recreation issues in the HRA which could reduce numbers of dwellings possible. See LPR HRA. Otherwise none</p>
<i>Ecology Comments Other Constraints:</i>	<p>Mature trees are within and bordering this site. The trees and hedgerows may support bats and nesting birds as well as being habitat in their own right. Hedgerow is Core / Priority Habitat. The areas is bordered to the north and west with Env. Network. The small separate field to the south may contain grassland of interest that qualifies as Core/Priority Habitat. Some areas look a little like dry ponds or small areas of interesting habitat. These could require checking.</p>

<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries. Retain mature trees in field. Protect, enhance and restore Env. Network to south and east in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Build on the existing small blocks of non-arable land to create accessible natural greenspace. Consider soil stripping to help create biodiverse habitat.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	No known archaeological interest but large size of site suggests it may have some archaeological potential.
<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>	Agricultural land with curtilage hedges and 2 "islands" of trees one central one to the south
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan.
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to increase woodland cover and integrate the development into the broader landscape
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Poss. contaminated land. Road noise to the east. Any large scale development on this side of town will need to consider the impact on air quality of the future development on the town centre, particularly the AQMA. Any additional vehicles entering town from this direction will impact negatively.
<i>Public Protection Comments Management of Constraints:</i>	Con land remediation likely to be available. Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings and combinations thereof to mitigate for all noise sources.
<i>Public Protection Comments Opportunities:</i>	Would be a better site if no air quality issues in the town centre on this side of town.
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Good
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Good
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Good
Relationship to the Black Country	This site is located to the north-west of Shrewsbury. Shrewsbury is located in the centre of Shropshire, with a functional relationship to the Black Country. Shrewsbury benefits from being located on the A5/M54 corridor which provides links to the Black Country (which is some 22 miles away). Shrewsbury also benefits from a railway station which offers regular train services to the Black Country via the Shrewsbury to Wolverhampton line.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

<p>Strategic Considerations:</p>	<p>Highways access cannot be achieved without unacceptable impact on existing road network. Until the proposed NWRR is proposed this will continue to a major concern.</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Do not allocate</p>
<p>Reasoning</p>	<p>Highways access cannot be achieved without unacceptable impact on existing road network.</p> <p>Until the proposed NWRR is proposed this will continue to a major concern. Concern about general over-development from Ellesmere Road.</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
<p>Further Main Modifications required:</p>	<p>No</p>

If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3 Updated

Site Reference:	SHR180
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium-Low
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	<p>Access via an extended Cedars Drive to Ellesmere Road. Existing simple T-junction onto Ellesmere Road will need to be checked but probably has the capacity to deal with the additional traffic from this development</p>
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<i>Ecology Comments Significant Constraints:</i>	<p>HRA may be required for NOx pollution from increased traffic, in-combination with other sites on White Mere, Sweatmere and Crose Mere and Clarepool Moss, Hencott Pool (possibly others) and possible recreation impacts in-combination on Hencott Pool. More than the minimum 30m per bedroom (SAMDev Policy MD2) would be required to address recreation issues in the HRA which could reduce numbers of dwellings possible. See LPR HR. Entire area may be Environmental Network - Core Habitat and/or Corridor. There is no space on site to mitigate for the loss of the network. The network requires protection in accordance with CS17 Environmental Networks and MD12.</p>
<i>Ecology Comments Other Constraints:</i>	<p>Ecia required. The grassland may be of interest and qualify as Core/Priority Habitat. Mature trees are within and bordering this site. The trees and hedgerows may support bats and nesting birds as well as being habitat in their own right. Hedgerow is Core / Priority Habitat. A pond with a medium size population of GCN is present to the south - but nobody seems to care.</p>

<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries. Retain mature trees in field. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12. Survey site between May and August to determine grassland interest.
<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>	Agricultural land with curtilage hedges
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan.
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to increase woodland cover and integrate the development into the broader landscape
<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>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Good
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Good
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Good
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Good
Relationship to the Black Country	This site is located to the north-west of Shrewsbury. Shrewsbury is located in the centre of Shropshire, with a functional relationship to the Black Country. Shrewsbury benefits from being located on the A5/M54 corridor which provides links to the Black Country (which is some 22 miles away). Shrewsbury also benefits from a railway station which offers regular train services to the Black Country via the Shrewsbury to Wolverhampton line.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Whilst Shrewsbury's functional relationship and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution.

Strategic Considerations:	<p>The site is approximately 1km to the nearest food store, 800m to the nearest primary school and less than 400m from the nearest bus stop but this is only a 2 hourly bus service.</p> <p>The pedestrian and cycle network in the vicinity is reasonable but there are sections of footway on Ellesmere Road that are narrow. There has been significant growth along Ellesmere Road over the last five years and there is a risk further growth in a short period could lead to the over-development of the area.</p> <p>Whilst Shrewsbury's functional relationship and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution.</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>No</p>
Potential for Allocation?	<p>No</p>
Recommendation	<p>Do not allocate</p>
Reasoning	<p>There has been significant growth along Ellesmere Road over the last five years and there is a risk further growth in a short period could lead to the over-development of the area. In addition the developable area of the site is likely to be reduced due to the need to enhance open space requirements beyond the 30sqm policy to mitigate against impacts from recreation pressure, and given the site is within the Environmental Network.</p> <p>Other sites present more sustainable opportunities to develop the town.</p> <p>Whilst Shrewsbury's functional relationship and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions. Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
Further Main Modifications required:	<p>No</p>

If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3 Updated

Site Reference:	SHR181
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	3%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	5%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	11%
<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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium-Low
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	<p>The current levels of traffic on Ellesmere Road and on the A49 bypass north of Sundorne Road roundabout constrain major development in the north of Shrewsbury and these sites should only be brought forward once the Shrewsbury North West Relief Road has been secured. The scheme provide alternative routes for existing traffic which reduce the current pressures on Ellesmere Road and the A49 bypass creating additional capacity for major development in north Shrewsbury. The new road will also provide a strategic access route through these sites.</p>
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<i>Ecology Comments Significant Constraints:</i>	<p>HRA may be required for NOx pollution from increased traffic, in-combination with other sites on White Mere, Sweatmere and Crose Mere and Clarepool Moss, Hencott Pool (possibly others). HRA will also be required for additional impacts on Hencott Pool Ramsar Site part of which is directly adjacent including recreational impacts in-combination and direct run-off into site. Part of the area is also in the catchment of Hencott Pool. More than the minimum 30m per bedroom (SAMDev Policy MD2) would be required to address potential residential impacts identified in the HRA. These issues would greatly reduce the amount of development possible and would need additional detailed research to inform the HRA of the LPR and at planning application stage. Suggest do not allocate this site. Planned route of the NWRR passes through the middle of this site. Lies in 'rural' setting.</p>
<i>Ecology Comments Other Constraints:</i>	<p>Two ponds are found in this area and 3 ponds are present within 50m. These and others further away may support GCN. Mature trees are within and bordering this site - with some boundary trees to the south protected under TPOs. The trees and hedgerows may support bats and nesting birds as well as being habitat in their own right. Hedgerow is Core / Priority Habitat. Most of the area is arable farmland with little biodiversity interest. Otter has been recorded in the small copse near the north west.</p>

<i>Ecology Comments Management of Constraints:</i>	South west part of this area is directly adjacent to Hencott Pool Ramsar site. Much of the area is likely to be too close to the Ramsar site for development. The HRA will have to assess whether the rest is possible. For other considerations; protected species mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries. Retain mature trees in field. Protect, enhance and restore Env. Network to north west and adjacent to the Ramsar in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	The woodland block with pools to the north west could form the core of public open space. The buffer to Hencott Pool needs to be significant. Much of the land surrounding Hencott pool has been farmed as arable and likely to be overly fertile. Soil stripping and pool creation near the Hencott Pool could result in very species-rich habitat being created with the possibility of species migrating from Hencott Pool.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Possible effect on setting of Shrewsbury Registered Battlefield (NHLE ref. 1000033). Site includes possible prehistoric cropmark enclosure (HER PRN 04241).
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (settings of Battlefield; Level 2 historic buildings assessment; archaeological DBA + field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Agricultural land with curtilage hedges
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan.
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to increase woodland cover and integrate the development into the broader landscape
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	NWRR location likely to run through the site. Any large scale development on this side of time will need to consider the impact on air quality of the future development on the town centre, particularly the AQMA. Any additional vehicles entering town from this direction will impact negatively. Road to north and east noise sources. Possible air quality constraints by road junction to northeast.
<i>Public Protection Comments Management of Constraints:</i>	Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings and combinations thereof to mitigate for all noise sources. Separation distance from northeast to ensure no residents exposed to unacceptable air pollution. Air quality monitoring likely to be required for at least a year by any developer to show air pollution concentrations and highlight what mitigation is necessary.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Good
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Good
Relationship to the Black Country	This site is located to the north-west of Shrewsbury. Shrewsbury is located in the centre of Shropshire, with a functional relationship to the Black Country. Shrewsbury benefits from being located on the A5/M54 corridor which provides links to the Black Country (which is some 22 miles away). Shrewsbury also benefits from a railway station which offers regular train services to the Black Country via the Shrewsbury to Wolverhampton line.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

Strategic Considerations:	<p>This is a significant site dependent upon the delivery of the proposed NWRR.</p> <p>Other major concerns over the ecological impacts on Hencott Pool Ramsar Site, and the noise impact from the rail line. The site is over 1.0km to the nearest primary school and 1.5km to the nearest convenience store. Frequent bus service operate along Mount Pleasant Road approximately 800m from the centre of the sites. It would therefore be preferable for this area to be developed as a sustainable urban extension to include local facilities and through route public transport services. A masterplan for these sites would need to include new facilities such as a school and local centre (to be delivered alongside adjoining site options).</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.</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>No</p>
Potential for Allocation?	<p>No</p>
Recommendation	<p>Do not allocate</p>
Reasoning	<p>In time this site may have some potential alongside the delivery of the proposed NWRR. However, ahead of this a sustainable access is not considered achievable and there are other ecological and noise impacts which make this site unsustainable.</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire. The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
Further Main Modifications required:	<p>No</p>

If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3 Updated

Site Reference:	SHR182
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<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
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	<p>Highway access directly onto the new route of Pulley Lane with the exception of SHR185 which is promoted with access to the old route of Pully Lane south of Lower Pulley Cottages - this section of old Pulley Lane in not suitable for new development traffic and improvements could not be achieved without third party land. The left only turn onto Hereford road (from new Pully Lane) works for the current users of the new Pulley Lane route as this accommodates Bayston Hill traffic that wants to access Shrewsbury. If these sites were developed those wanting to access the A5 bypass would need to take a detour to the Meole Brace retail park roundabout - this is not ideal.</p>
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<i>Ecology Comments Significant Constraints:</i>	<p>HRA may be required for NOx pollution from increased traffic, in-combination with other sites on White Mere, Sweatmere and Crose Mere and Clarepool Moss, Hencott Pool (possibly others). Otherwise none</p>
<i>Ecology Comments Other Constraints:</i>	<p>Mature trees are present on some site boundaries. The trees and hedgerows may support bats and nesting birds as well as being habitat in their own right. Hedgerow is Core / Priority Habitat.</p>

<i>Ecology Comments Management of Constraints:</i>	Retain and enhance all hedgerows/tree lines on boundaries.
<i>Ecology Comments Opportunities:</i>	Existing young woodland on boundaries could be expanded with additional planting. Accessible Natural Greenspace provision in the area is poor. This large area could also provide benefit to existing residents if greenspace were provided near the northern boundary
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site crossed by projected line of Roman road (HER PRN 00098) and also possible that the nearby Roman roadside settlement (HER PRN 00002) extends onto the site.
<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>	Hedgerows on boundaries
<i>Tree Comments Management of Constraints:</i>	
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the town.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Roads to south and east causing noise and air pollution.
<i>Public Protection Comments Management of Constraints:</i>	Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings and combinations thereof to mitigate for all noise sources. Separation distances to road to ensure no air pollution issues. Monitoring necessary ideally for a period of a year prior to any thorough assessment being possible.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	This site is located to the south of Shrewsbury. Shrewsbury is located in the centre of Shropshire, with a functional relationship to the Black Country. Shrewsbury benefits from being located on the A5/M54 corridor which provides links to the Black Country (which is some 22 miles away). Shrewsbury also benefits from a railway station which offers regular train services to the Black Country via the Shrewsbury to Wolverhampton line.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

<p>Strategic Considerations:</p>	<p>Site covers area from A5 to the south to Pulley Lane to the north. Northern part of the site (SHR185) is being promoted independently, but it is understood the two landowners are collaborating over promotion. A joint site option (SHR066, 082 and 085) would be preferred if proposed for allocation. Whilst north of the A5 the site is considered to make a contribution to the gap between Bayston Hill and Shrewsbury. Development of this site would extend development to the by-pass which, aside from the Meole Brace Park and Ride, is beyond the extent of the current built form. Noise mitigation required as a buffer to the A5. Access to the by-pass from the site would need to use the Meole Brace junction because of the left turn only onto Hereford Road. Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Do not allocate</p>
<p>Reasoning</p>	<p>Concern that development onto the site could erode the gap between Bayston Hill and Shrewsbury. Development of this site would extend development to the by-pass which, aside from the Meole Brace Park and Ride, is beyond the extent of the current built form. Access to the by-pass from the site would need to use the Meole Brace junction because of the left turn only onto Hereford Road. Other sites are considered more sustainable to contribute to the development needs of Shrewsbury up to 2038. Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions. Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire. The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
<p>Further Main Modifications required:</p>	<p>No</p>

If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3 Updated

Site Reference:	SHR183
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	No
<i>Percentage of site in Flood Zone 3:</i>	9%
<i>Percentage of site in Flood Zone 2:</i>	9%
<i>Percentage of site in Flood Zone 1:</i>	91%
<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>	2%
<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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Not assessed
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Not assessed
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Not assessed
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Not assessed
<i>Highway Comments - Direct Access to Highway Network?</i>	<p>Access would be via an improved existing private track onto Longden Road adjacent to the Monumental Mason. Track would need to be improved to estate road standards and it is questionable whether the track is wide enough for this or whether suitable visibility can be achieved within controlled land at Longden Road. The development of the site with two or three homes would allow a private access road to be maintained which is likely to be achievable.</p>
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<i>Ecology Comments Significant Constraints:</i>	<p>HRA may be required for NOx pollution from increased traffic, in-combination with other sites on White Mere, Sweatmere and Crose Mere and Clarepool Moss, Hencott Pool (possibly others). Almost entire area may be Environmental Network - Core Habitat and/or Corridor. There is no space on site to mitigate for the loss of the network. The network requires protection in accordance with CS17 Environmental Networks and MD12.</p>
<i>Ecology Comments Other Constraints:</i>	<p>EclA required. The grassland may be of interest and qualify as Core/Priority Habitat. A buffer of the core habitat along the Radbrook is also required and the lower area is in Flood Zone 2 and 3. Mature trees are within and bordering this site. The trees and hedgerows may support bats and nesting birds as well as being habitat in their own right. Hedgerow is Core / Priority Habitat. The Radbrook is used by otters. Badgers are likely to use this site. Reptiles are possible here. In particular grass-snake.</p>

<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries. Retain mature trees in field. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12. In particular a wide buffer to the water course. Survey site between May and August to determine grassland interest.
<i>Ecology Comments Opportunities:</i>	Every opportunity should be made to provide public access along the Radbrook. This corridor could be improved in many ways for biodiversity and people. Some shelter must be retained for otters on this route.
<i>Heritage Comments Significant Constraints:</i>	Site located within an area of open amenity space within the Shrewsbury Conservation Area.
<i>Heritage Comments Other Constraints:</i>	
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on character and appearance of CA).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Field site with mature trees and woodland to the north
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of exiting mature trees
<i>Tree Comments Opportunities:</i>	Retain mature trees
<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>	No sig constraints identified.
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Good
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Good
Relationship to the Black Country	This site is located in the centre of Shrewsbury. Shrewsbury is located in the centre of Shropshire, with a functional relationship to the Black Country. Shrewsbury benefits from being located on the A5/M54 corridor which provides links to the Black Country (which is some 22 miles away). Shrewsbury also benefits from a railway station which offers regular train services to the Black Country via the Shrewsbury to Wolverhampton line.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Whilst Shrewsbury's functional relationship and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution.

Strategic Considerations:	<p>Open amenity space within conservation area. Within Environmental Network. Whilst Shrewsbury's functional relationship and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution.</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>No</p>
Potential for Allocation?	<p>No</p>
Recommendation	<p>Do not allocate</p>
Reasoning	<p>Concerns in relation to its impact on the Shrewsbury Conservation Area, and in relation to the impact on the integrity of the Environmental Network. Whilst Shrewsbury's functional relationship and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions. Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire. The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
Further Main Modifications required:	<p>No</p>

If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3 Updated

Site Reference:	SHR185
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<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
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	<p>Highway access directly onto the new route of Pulley Lane with the exception of SHR185 which is promoted with access to the old route of Pully Lane south of Lower Pulley Cottages - this section of old Pulley Lane in not suitable for new development traffic and improvements could not be achieved without third party land. The left only turn onto Hereford road (from new Pully Lane) works for the current users of the new Pulley Lane route as this accommodates Bayston Hill traffic that wants to access Shrewsbury. If these sites were developed those wanting to access the A5 bypass would need to take a detour to the Meole Brace retail park roundabout - this is not ideal.</p>
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<i>Ecology Comments Significant Constraints:</i>	<p>HRA may be required for NOx pollution from increased traffic, in-combination with other sites on White Mere, Sweatmere and Crose Mere and Clarepool Moss, Hencott Pool (possibly others). Otherwise none</p>
<i>Ecology Comments Other Constraints:</i>	<p>Mature trees are present on some site boundaries. The trees and hedgerows may support bats and nesting birds as well as being habitat in their own right. Hedgerow is Core / Priority Habitat.</p>

<i>Ecology Comments Management of Constraints:</i>	Retain and enhance all hedgerows/tree lines on boundaries.
<i>Ecology Comments Opportunities:</i>	Existing young woodland on southern western and eastern boundaries could be expanded with additional planting. Accessible Natural Greenspace provision in the area is poor. This large area could also provide benefit to existing residents if greenspace were provided near the northern or western boundary
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site crossed by projected line of Roman road (HER PRN 00098) and also possible that the nearby Roman roadside settlement (HER PRN 00002) extends onto the site.
<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>	Hedgerows on boundaries
<i>Tree Comments Management of Constraints:</i>	
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the town.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	NB see the negative points for site 182.
<i>Public Protection Comments Management of Constraints:</i>	NB see the negative points for site 182.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	This site is located to the south of Shrewsbury. Shrewsbury is located in the centre of Shropshire, with a functional relationship to the Black Country. Shrewsbury benefits from being located on the A5/M54 corridor which provides links to the Black Country (which is some 22 miles away). Shrewsbury also benefits from a railway station which offers regular train services to the Black Country via the Shrewsbury to Wolverhampton line.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

<p>Strategic Considerations:</p>	<p>Site covers area from A5 to the south to Pulley Lane to the north. Northern part of the site (SHR182) is being promoted independently, but it is understood the two landowners are collaborating over promotion. A joint site option (SHR066, 082 and 085) would be preferred if proposed for allocation. Whilst north of the A5 the site is considered to make a contribution to the gap between Bayston Hill and Shrewsbury. Development of this site would extend development to the by-pass which, aside from the Meole Brace Park and Ride, is beyond the extent of the current built form. Noise mitigation required as a buffer to the A5. Access to the by-pass from the site would need to use the Meole Brace junction because of the left turn only onto Hereford Road. Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Do not allocate</p>
<p>Reasoning</p>	<p>Concern that development onto the site could erode the gap between Bayston Hill and Shrewsbury. Development of this site would extend development to the by-pass which, aside from the Meole Brace Park and Ride, is beyond the extent of the current built form. Access to the by-pass from the site would need to use the Meole Brace junction because of the left turn only onto Hereford Road. Other sites are considered more sustainable to contribute to the development needs of Shrewsbury up to 2038. Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions. Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire. The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
<p>Further Main Modifications required:</p>	<p>No</p>

If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3 Updated

Site Reference:	SHR186
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	7%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	18%
<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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium-Low
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	<p>The current levels of traffic on Ellesmere Road and on the A49 bypass north of Sundorne Road roundabout constrain major development in the north of Shrewsbury and these sites should only be brought forward once the Shrewsbury North West Relief Road has been secured. The scheme provide alternative routes for existing traffic which reduce the current pressures on Ellesmere Road and the A49 bypass creating additional capacity for major development in north Shrewsbury. The new road will also provide a strategic access route through these sites.</p>
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<i>Ecology Comments Significant Constraints:</i>	<p>HRA may be required for NOx pollution from increased traffic, in-combination with other sites on White Mere, Sweatmere and Crose Mere and Clarepool Moss, Hencott Pool (possibly others). Otherwise none</p>
<i>Ecology Comments Other Constraints:</i>	<p>EclA required. Corridor habitat that is protected under MD12 and CS17 runs around the southern and the south western boundary. This is in the form of woodland that would require survey. A pond is present just over the A528. It would need checking for GCN and other protected species - including Tubular Water-dropwort, a UK Priority Species that is recorded nearby. Boundary trees would require assessment for breeding birds and bats. Hedgerows are a priority habitat and would also support nesting birds. Polecat, a UK Priority Species, has been recorded on site and badgers may use the woodland. These species like the cover of hedgerows and scrub.</p>

<i>Ecology Comments Management of Constraints:</i>	Protected species mitigation may be required if GCN or other protected species are found. The hedgerows and mature trees in the boundary should be retained. The woodland on the southern boundary should be retained.
<i>Ecology Comments Opportunities:</i>	
<i>Heritage Comments Significant Constraints:</i>	Site likely to harm setting of Shrewsbury Registered Battlefield (NHLE ref. 1000033) and Grade II* Listed Albright Hussey (NHLE ref. 1295586) . May have archaeological interest relating to the battle.
<i>Heritage Comments Other Constraints:</i>	
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (settings of Battlefield and LBs; archaeological DBA + field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Agricultural land with curtilage hedges
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan.
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to increase woodland cover and integrate the development into the broader landscape
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Roads to west and east creating noise and air pollution. Road junction to southwest needs consideration for air quality.
<i>Public Protection Comments Management of Constraints:</i>	Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings and combinations thereof to mitigate for all noise sources. Separation distances to road to ensure no air pollution issues. Monitoring necessary ideally for a period of a year prior to any thorough assessment being possible.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	This site is located to the north of Shrewsbury. Shrewsbury is located in the centre of Shropshire, with a functional relationship to the Black Country. Shrewsbury benefits from being located on the A5/M54 corridor which provides links to the Black Country (which is some 22 miles away). Shrewsbury also benefits from a railway station which offers regular train services to the Black Country via the Shrewsbury to Wolverhampton line.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

Strategic Considerations:	<p>The site could come forward with as a comprehensive development with adjoining sites. However, the site is to the north of the A5 and therefore this would establish a direction of growth beyond a current defined and defensible boundary. In addition there are significant heritage concerns raised over the impact of development on the setting of the Registered Battlefield and to the Grade II* listed Albright Hussey.</p> <p>The Shrewsbury Battlefield Heritage Assessment shows that all or part of this site makes a positive contribution to the significance of the Registered Battlefield. In this respect, its sensitivity to change is moderate and whilst development is likely to cause harm to the designated heritage asset, this could be reduced or avoided through careful siting and sensitive design.</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.</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>No</p>
Potential for Allocation?	<p>No</p>
Recommendation	<p>Do not allocate</p>
Reasoning	<p>The site would establish a direction of growth beyond a current defined and defensible boundary. In light of more sustainable options to the west of the town it is not felt necessary to breach the by-pass in this direction in this plan period.</p> <p>In addition there are significant highway and heritage concerns, in particular on the setting of the Registered Battlefield and to the Grade II* listed Albright Hussey. The Shrewsbury Battlefield Heritage Assessment shows that all or part of this site makes a positive contribution to the significance of the Registered Battlefield. In this respect, its sensitivity to change is moderate and whilst development is likely to cause harm to the designated heritage asset, this could be reduced or avoided through careful siting and sensitive design.</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire. The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
Further Main Modifications required:	<p>No</p>

If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3 Updated

Site Reference:	SHR187
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium-Low
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium-Low
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	<p>This site represent a partial fill of the remaining undeveloped land between the Mytton Oak Road and the Radbrook Road. The majority of Nobold Lane (north of Mousecroft Lane) is not fronted by one of these sites so no improvements could be delivered without third party land. Together they would need to provide an new circular link road, between the existing radial roads, in order to facilitate public transport services to the new developments and improve accessibility by car. This is particular important as there is not direct access to the A5 bypass from Longden Road and there level of development that could be accommodated by the Longden Road route going north east to Roman Road will be limited by existing highway capacity.</p>
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<i>Ecology Comments Significant Constraints:</i>	<p>HRA may be required for NOx pollution from increased traffic, in-combination with other sites on White Mere, Sweatmere and Crose Mere and Clarepool Moss, Hencott Pool (possibly others). Otherwise none</p>
<i>Ecology Comments Other Constraints:</i>	<p>Northern two fields are arable and are likely to have less ecological interest. The permanent pasture to the south may have grassland of interest. EclA required to assess this and the boundary and onsite trees for nesting birds and bats. A pond is indicated on OS maps in the southern field and on some aerial photos but other aerial photos suggest this is often dry. This will require confirmation. Ponds to the east including the one immediately adjacent in the garden and a small pond on the boundary, in the young woodland, would require survey for GCN and, if found, some mitigation for loss of terrestrial habitat may be required.</p>

<i>Ecology Comments Management of Constraints:</i>	The grassland would require survey between May and August by a very experienced botanist as pastures are difficult to assess. The on-site and nearby ponds will require assessment. The onsite ponds would require a good buffer in accordance with CS17 Environmental Networks and MD12. Protected species mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries. Retain mature trees in field. Protect, enhance and restore Env. Network on site and to south in accordance with CS17 Environmental Networks and MD12. The fields to the north are of lower ecological interest. Leaving the field to the south may work.
<i>Ecology Comments Opportunities:</i>	The environmental network and small pond to the east of this area could be enhanced by opening up the pond and perhaps extending it onto the site but planting trees elsewhere along the boundary with the woodland.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site would be detached from existing built edge of town. No other known archaeological interest but very large site size suggests there may archaeological potential.
<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>	Agricultural land with scattered field trees and hedgerows, area of woodland on the boundary.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of exiting mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the town.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road noise to north. Poss. landfill impacts from off site to northeast and east.
<i>Public Protection Comments Management of Constraints:</i>	Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings and combinations thereof to mitigate for all noise sources. Con land remediation likely to be available where necessary.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	This site is located to the south-west of Shrewsbury. Shrewsbury is located in the centre of Shropshire, with a functional relationship to the Black Country. Shrewsbury benefits from being located on the A5/M54 corridor which provides links to the Black Country (which is some 22 miles away). Shrewsbury also benefits from a railway station which offers regular train services to the Black Country via the Shrewsbury to Wolverhampton line.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

<p>Strategic Considerations:</p>	<p>The site has potential to be part of a large strategic allocation, although it is recognised further heritage assessment is necessary. Improvement to local highway network required and impact on Strategic road network will need to be assessed. Promoted land to the south of Hanwood Road up to Longden Road offers the opportunity to consider a strategic comprehensive proposal in this direction, although it is acknowledged there are a number of different landowners and there is no known joint promotion agreement in place.</p> <p>These sites are over 2.0km to the nearest primary school and convenience store as third party land would be required to make suitable improvements to the existing PRoW access to Radbrook Green. Frequent bus service operate along Hanwood Road but these are around 800m from the centre of the sites. It would therefore be preferable for this area to be developed as a sustainable urban extension to include local facilities and through route public transport services.</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Do not allocate</p>
<p>Reasoning</p>	<p>Whilst the site has potential to be part of a frontage into a much larger strategic allocation between the Hanwood Road and Longden Road, it is considered there is no requirement to release this land at this time in order to meet the proposed development needs of the town up to 2038, and in isolation this site is divorced from the existing built edge of the town. Land to the north between Hanwood Road and Mytton Oak road is preferred for a major expansion of the town in order to meet a significant proportion of development needs up to 2038. It is felt the preferred site offers greater potential benefits to the town and can support the objectives of the Big Town Plan and to achieve a comprehensively planned development. Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire. The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
<p>Further Main Modifications required:</p>	<p>No</p>

If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3 Updated

Site Reference:	SHR188
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium-Low
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium-Low
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	<p>This site represents a partial fill of the remaining undeveloped land between the Mytton Oak Road and the Radbrook Road. The majority of Nobold Lane (north of Mousecroft Lane) is not fronted by one of these sites so no improvements could be delivered without third party land. Together they would need to provide an new circular link road, between the existing radial roads, in order to facilitate public transport services to the new developments and improve accessibility by car. This is particular important as there is not direct access to the A5 bypass from Longden Road and there level of development that could be accommodated by the Longden Road route going north east to Roman Road will be limited by existing highway capacity.</p>
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<i>Ecology Comments Significant Constraints:</i>	<p>HRA may be required for NOx pollution from increased traffic, in-combination with other sites on White Mere, Sweatmere and Crose Mere and Clarepool Moss, Hencott Pool (possibly others). Otherwise none</p>
<i>Ecology Comments Other Constraints:</i>	<p>There are a few mature trees bordering this site. The trees and hedgerows may support bats and nesting birds as well as being habitat in their own right. Hedgerow is Core / Priority Habitat</p>

<i>Ecology Comments Management of Constraints:</i>	Protect trees and hedges in boundaries
<i>Ecology Comments Opportunities:</i>	Enhancement of env. Network by tree planting alongside the southern boundary which is currently close to network following the railway
<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>	Agricultural land with scattered field trees and hedgerows
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of exiting mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the town.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Noise from nearby rail and road.
<i>Public Protection Comments Management of Constraints:</i>	Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings and combinations thereof to mitigate for all noise sources.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Poor
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	This site is located to the south-west of Shrewsbury. Shrewsbury is located in the centre of Shropshire, with a functional relationship to the Black Country. Shrewsbury benefits from being located on the A5/M54 corridor which provides links to the Black Country (which is some 22 miles away). Shrewsbury also benefits from a railway station which offers regular train services to the Black Country via the Shrewsbury to Wolverhampton line.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Whilst Shrewsbury's functional relationship and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution.

Strategic Considerations:	<p>The site has potential to be part of a large strategic allocation, however in isolation this site is divorced from the existing built form of the town and would not represent sustainable development.</p> <p>Improvements to local highway network required and impact on Strategic road network will need to be assessed.</p> <p>Promoted land to the south, north and east between Hanwood Road up to Longden Road offers the opportunity to consider a strategic comprehensive proposal in this direction, although it is acknowledged there are a number of different landowners and there is no known promotion agreement.</p> <p>These sites are over 2.0km to the nearest primary school and convenience store as third party land would be required to make suitable improvements to the existing PRoW access to Radbrook Green. Frequent bus service operate along Hanwood Road but these are around 800m from the centre of the sites. It would therefore be preferable for this area to be developed as a sustainable urban extension to include local facilities and through route public transport services.</p> <p>The site performs poorly for employment in the context of the settlement within the Stage 2a Sustainability Appraisal. However, it performs fair for housing in the context of the settlement and fair for housing and employment in the context of the Black Country Contribution within the Stage 2a Sustainability Appraisal.</p> <p>Whilst Shrewsbury's functional relationship and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution.</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>No</p>
Potential for Allocation?	<p>No</p>
Recommendation	<p>Do not allocate</p>
Reasoning	<p>Whilst the site has some potential to form part of a much larger strategic allocation between the Hanwood Road and Longden Road, it is considered the site in isolation does not represent sustainable development, largely by virtue of its physical separation from the existing built form.</p> <p>In addition heritage concerns have been raised as to potential impacts on listed buildings on site.</p> <p>In the context of the site to the north between Hanwood Road and Mytton Oak Road being preferred for significant and comprehensively planned new development, there is no requirement to release this land at this time in order to meet the proposed development needs of the town up to 2038. The preferred land to the north is considered to offer greater potential benefits to the town and can support the objectives of the Big Town Plan and to achieve a comprehensively planned development.</p> <p>Whilst Shrewsbury's functional relationship and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions. Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire. The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
Further Main Modifications required:	<p>No</p>

If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3 Updated

Site Reference:	SHR189
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium-Low
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium-Low
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	<p>These sites represent a partial fill of the remaining undeveloped land between the Mytton Oak Road and the Radbrook Road. The majority of Nobold Lane (north of Mousecroft Lane) is not fronted by one of these sites so no improvements could be delivered without third party land. Together they would need to provide an new circular link road, between the existing radial roads, in order to facilitate public transport services to the new developments and improve accessibility by car. This is particular important as there is not direct access to the A5 bypass from Longden Road and there level of development that could be accommodated by the Longden Road route going north east to Roman Road will be limited by existing highway capacity.</p>
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<i>Ecology Comments Significant Constraints:</i>	<p>HRA may be required for NOx pollution from increased traffic, in-combination with other sites on White Mere, Sweatmere and Crose Mere and Clarepool Moss, Hencott Pool (possibly others). Otherwise none</p>
<i>Ecology Comments Other Constraints:</i>	<p>EclA required. A large pond is situated on the western boundary that may support breeding GCN and other protected species. The area of development may be reduced by any mitigation required for GCN. To the north there are another 2 large pools that may also support protected species like GCN. Both are within 200m. There are occasional mature trees bordering this site. The trees and hedgerows may support bats and nesting birds as well as being habitat in their own right. Hedgerow is Core / Priority Habitat.</p>

<i>Ecology Comments Management of Constraints:</i>	Protected species mitigation may be required if GCN or other protected species are found. The hedgerows and mature trees in the boundary should be retained. The pool on the western boundary should have a significant buffer even if GCN are not present.
<i>Ecology Comments Opportunities:</i>	The footpath and pool could be combined to create a biodiverse green corridor that links to the community woodland and Local Wildlife Site to the north.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Potential impacts on settings of Grade II Listed Nobold Hall (NHLE ref. 1270731) and Nobold Grange (NHLE ref. 1254531). Site would be detached from existing built edge of town and would potentially also impact on the setting of the historic hamlet of Nobold. Site includes a cropmark enclosure of likely Iron Age/ Roman date. (HER PRN 04730)
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on settings of LBs & CA, archaeological DBA + field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Agricultural land with scattered field trees and hedgerows
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of exiting mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the town.
<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>	No sig constraints identified.
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	This site is located to the south-west of Shrewsbury. Shrewsbury is located in the centre of Shropshire, with a functional relationship to the Black Country. Shrewsbury benefits from being located on the A5/M54 corridor which provides links to the Black Country (which is some 22 miles away). Shrewsbury also benefits from a railway station which offers regular train services to the Black Country via the Shrewsbury to Wolverhampton line.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

<p>Strategic Considerations:</p>	<p>The site has potential to be part of a large strategic allocation, however in isolation this site is divorced from the existing built form of the town and would not represent sustainable development.</p> <p>Significant potential heritage impacts raised and further assessment will need to be carried out.</p> <p>Improvements to local highway network required and impact on Strategic road network will need to be assessed.</p> <p>Promoted land to the south, north and east between Hanwood Road up to Longden Road offers the opportunity to consider a strategic comprehensive proposal in this direction, although it is acknowledged there are a number of different landowners and there is no known promotion agreement.</p> <p>These sites are over 2.0km to the nearest primary school and convenience store as third party land would be required to make suitable improvements to the existing PRoW access to Radbrook Green. Frequent bus service operate along Hanwood Road but these are around 800m from the centre of the sites. It would therefore be preferable for this area to be developed as a sustainable urban extension to include local facilities and through route public transport services.</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Do not allocate</p>
<p>Reasoning</p>	<p>Whilst the site has some potential to form part of a much larger strategic allocation between the Hanwood Road and Longden Road, it is considered the site in isolation does not represent sustainable development, largely by virtue of its physical separation from the existing built form.</p> <p>In addition heritage concerns have been raised as to potential impacts on Nobold Hall, Nobold Grange as well as the setting of the historic hamlet of Nobold.</p> <p>In the context of the site to the north between Hanwood Road and Mytton Oak Road being preferred for significant and comprehensively planned new development, there is no requirement to release this land at this time in order to meet the proposed development needs of the town up to 2038. The preferred land to the north is considered to offer greater potential benefits to the town and can support the objectives of the Big Town Plan and to achieve a comprehensively planned development.</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
<p>Further Main Modifications required:</p>	<p>No</p>

If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3 Updated

Site Reference:	SHR190
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	3%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	5%
<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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium-Low
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium-Low
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	<p>These sites represent a partial fill of the remaining undeveloped land between the Mytton Oak Road and the Radbrook Road. The majority of Nobold Lane (north of Mousecroft Lane) is not fronted by one of these sites so no improvements could be delivered without third party land. Together they would need to provide an new circular link road, between the existing radial roads, in order to facilitate public transport services to the new developments and improve accessibility by car. This is particular important as there is not direct access to the A5 bypass from Longden Road and there level of development that could be accommodated by the Longden Road route going north east to Roman Road will be limited by existing highway capacity.</p>
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<i>Ecology Comments Significant Constraints:</i>	<p>HRA may be required for NOx pollution from increased traffic, in-combination with other sites on White Mere, Sweatmere and Crose Mere and Clarepool Moss, Hencott Pool (possibly others). Otherwise none</p>
<i>Ecology Comments Other Constraints:</i>	<p>Ecia required. One large pond and a few smaller ponds are situated within the site and another large pond appears to have recently destroyed by this may appear in wet weather. The ponds may support breeding GCN and other protected species. The area of development may be reduced by any mitigation required for GCN. To the north there are another 3 large pools that may also support protected species like GCN. All are within 200m and one is within 35m. There are several mature trees within and bordering this site. The trees and hedgerows are likely to support bats and nesting birds as well as being habitat in their own right. Hedgerow is Core / Priority Habitat.</p>

<i>Ecology Comments Management of Constraints:</i>	Protected species mitigation may be required if GCN or other protected species are found. The hedgerows and mature trees in the boundary and within the site should be retained. The hedgerow that has recently been removed should be re-instated as a useful corridor has been removed for agricultural reasons that do not apply to development. The pools should have a significant buffer and be enhanced even if GCN are not present.
<i>Ecology Comments Opportunities:</i>	The footpath should form part of a significant green corridor that links this site to sustainable transport routes into town. This could take in the pond. Woodland planting should be considered adjacent to the woodland block to the south west.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Possible impacts on settings of Grade II Listed Nobold Hall (NHLE ref. 1270731) and Nobold Grange (NHLE ref. 1254531). Site would be detached from existing built edge of town and would potentially also impact on the setting of the historic hamlet of Nobold. Site includes the projected line of a Roman road (HER PRN 00098) and two cropmark enclosure of likely Iron Age/ Roman date. (HER PRNs 00006 & 00009)
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on settings of LBs & CA, archaeological DBA + field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Agricultural land with scattered field trees and hedgerows
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of exiting mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the town.
<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>	No sig constraints identified.
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	This site is located to the south-west of Shrewsbury. Shrewsbury is located in the centre of Shropshire, with a functional relationship to the Black Country. Shrewsbury benefits from being located on the A5/M54 corridor which provides links to the Black Country (which is some 22 miles away). Shrewsbury also benefits from a railway station which offers regular train services to the Black Country via the Shrewsbury to Wolverhampton line.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

<p>Strategic Considerations:</p>	<p>The site has potential to be part of a large strategic allocation, however in isolation this site is divorced from the existing built form of the town and would not represent sustainable development.</p> <p>Significant potential heritage impacts raised and further assessment will need to be carried out.</p> <p>Improvements to local highway network required and impact on Strategic road network will need to be assessed.</p> <p>Promoted land to the south, north and east between Hanwood Road up to Longden Road offers the opportunity to consider a strategic comprehensive proposal in this direction, although it is acknowledged there are a number of different landowners and there is no known promotion agreement.</p> <p>These sites are over 2.0km to the nearest primary school and convenience store as third party land would be required to make suitable improvements to the existing PRoW access to Radbrook Green. Frequent bus service operate along Hanwood Road but these are around 800m from the centre of the sites. It would therefore be preferable for this area to be developed as a sustainable urban extension to include local facilities and through route public transport services.</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Do not allocate</p>
<p>Reasoning</p>	<p>Whilst the site has some potential to form part of a much larger strategic allocation between the Hanwood Road and Longden Road, it is considered the site in isolation does not represent sustainable development, largely by virtue of its physical separation from the existing built form.</p> <p>In addition heritage concerns have been raised as to potential impacts on listed buildings on site.</p> <p>In the context of the site to the north between Hanwood Road and Mytton Oak Road being preferred for significant and comprehensively planned new development, there is no requirement to release this land at this time in order to meet the proposed development needs of the town up to 2038. The preferred land to the north is considered to offer greater potential benefits to the town and can support the objectives of the Big Town Plan and to achieve a comprehensively planned development.</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
<p>Further Main Modifications required:</p>	<p>No</p>

If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3 Updated

Site Reference:	SHR191
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium-Low
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium-Low
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	<p>This site represents a partial fill of the remaining undeveloped land between the Mytton Oak Road and the Radbrook Road. The majority of Nobold Lane (north of Mousecroft Lane) is not fronted by one of these sites so no improvements could be delivered without third party land. Together they would need to provide an new circular link road, between the existing radial roads, in order to facilitate public transport services to the new developments and improve accessibility by car. This is particular important as there is not direct access to the A5 bypass from Longden Road and there level of development that could be accommodated by the Longden Road route going north east to Roman Road will be limited by existing highway capacity.</p>
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<i>Ecology Comments Significant Constraints:</i>	Possible HRA required due to road emissions from increased traffic (in-combination) on Hencott Pool Ramsar. See LPR HRA.
<i>Ecology Comments Other Constraints:</i>	Requires botanical survey, EclA and surveys for bats (buildings and trees), GCNs (ponds within 250m/500m), reptiles, badgers and nesting birds.

<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all priority habitat/hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12
<i>Ecology Comments Opportunities:</i>	See accompanying document
<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>	Trees and hedgerow on site boundary
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of exiting mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the town.
<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>	No sig constraints noted. Do not know what past use of site is therefore may need to consider con land however no info on this at current time.
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Poor
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	This site is located to the south-west of Shrewsbury. Shrewsbury is located in the centre of Shropshire, with a functional relationship to the Black Country. Shrewsbury benefits from being located on the A5/M54 corridor which provides links to the Black Country (which is some 22 miles away). Shrewsbury also benefits from a railway station which offers regular train services to the Black Country via the Shrewsbury to Wolverhampton line.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Whilst Shrewsbury's functional relationship and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution.

Strategic Considerations:	<p>The site has potential to be part of a large strategic allocation, however in isolation this site is divorced from the existing built form of the town and would not represent sustainable development.</p> <p>Improvements to local highway network required and impact on Strategic road network will need to be assessed.</p> <p>Promoted land to the south, north and east between Hanwood Road up to Longden Road offers the opportunity to consider a strategic comprehensive proposal in this direction, although it is acknowledged there are a number of different landowners and there is no known promotion agreement.</p> <p>These sites are over 2.0km to the nearest primary school and convenience store as third party land would be required to make suitable improvements to the existing PRoW access to Radbrook Green. Frequent bus service operate along Hanwood Road but these are around 800m from the centre of the sites. It would therefore be preferable for this area to be developed as a sustainable urban extension to include local facilities and through route public transport services.</p> <p>The site performs poorly for housing in the context of the settlement within the Stage 2a Sustainability Appraisal. However, it performs fair for employment in the context of the settlement and fair for housing and employment in the context of the Black Country Contribution within the Stage 2a Sustainability Appraisal.</p> <p>Whilst Shrewsbury's functional relationship and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution.</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>No</p>
Potential for Allocation?	<p>No</p>
Recommendation	<p>Do not allocate</p>
Reasoning	<p>Whilst the site has some potential to form part of a much larger strategic allocation between the Hanwood Road and Longden Road, it is considered the site in isolation does not represent sustainable development, largely by virtue of its physical separation from the existing built form.</p> <p>In the context of the site to the north between Hanwood Road and Mytton Oak Road being preferred for significant and comprehensively planned new development, there is no requirement to release this land at this time in order to meet the proposed development needs of the town up to 2038.</p> <p>The preferred land to the north is considered to offer greater potential benefits to the town and can support the objectives of the Big Town Plan and to achieve a comprehensively planned development.</p> <p>Whilst Shrewsbury's functional relationship and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution.</p> <p>It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
Further Main Modifications required:	<p>No</p>

If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3 Updated

Site Reference:	SHR192
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	2%
<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>	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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium and Medium-Low
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium and Medium-Low
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	<p>This site represents a partial fill of the remaining undeveloped land between the Mytton Oak Road and the Radbrook Road. The majority of Nobold Lane (north of Mousecroft Lane) is not fronted by one of these sites so no improvements could be delivered without third party land. Together they would need to provide an new circular link road, between the existing radial roads, in order to facilitate public transport services to the new developments and improve accessibility by car. This is particular important as there is not direct access to the A5 bypass from Longden Road and there level of development that could be accommodated by the Longden Road route going north east to Roman Road will be limited by existing highway capacity.</p>
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<i>Ecology Comments Significant Constraints:</i>	<p>HRA may be required for NOx pollution from increased traffic, in-combination with other sites on White Mere, Sweatmere and Crose Mere and Clarepool Moss, Hencott Pool (possibly others). Otherwise none</p>
<i>Ecology Comments Other Constraints:</i>	<p>EclA required. Two large pools are present on site. One pond if found just north of the site near Newton Farm. These may support breeding GCN. A large proportion of the area may Environmental Network - Core Habitat and/or Corridor as the grassland is indicated as possibly being of interest. If the grassland is of interest only the north eastern arable field would be available for development. The network requires protection in accordance with CS17 Environmental Networks and MD12. There are a large number of mature trees within and bordering this site. The trees and hedgerows may support bats and nesting birds as well as being habitat in their own right. Hedgerow is Core / Priority Habitat. Any buildings being removed or altered should be checked for bats, birds and other protected species.</p>

<i>Ecology Comments Management of Constraints:</i>	If the grassland is of interest there is very space on site to mitigate for the loss of the network. If newts are present mitigation would be required for the loss of terrestrial habitat. Protected species mitigation may be required if GCN or other protected species are found. The hedgerows and mature trees in the boundary should be retained. The pools should have a significant buffer even if GCN are not present.
<i>Ecology Comments Opportunities:</i>	Work to enhance the ponds and the grassland if it isn't already of high value
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site would be detached from existing built edge of town and includes historic farmstead of Day House (HER PRN 27747). Possible impact on setting of Grade II Listed Newton farmhouse (NHLE ref. 1176148). Site crossed by the projected line of a Roman roads (HER PRN 00098) and bounded to the north by a second possible Roman road (HER PRN 00057). Includes part of a cropmark enclosure of likely Iron Age/ Roman date (HER PRNs 00006).
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on settings of LBs; Level 2 historic building appraisal if demo of Day House farm proposed; archaeological DBA + field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Agricultural land with scattered field trees and hedgerows small copse.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of exiting mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the town.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Possible contaminated land around existing farm. Noise from road to southwest.
<i>Public Protection Comments Management of Constraints:</i>	Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings and combinations thereof to mitigate for all noise sources. Contaminated land remediation likely.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Poor
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Poor
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	This site is located to the south-west of Shrewsbury. Shrewsbury is located in the centre of Shropshire, with a functional relationship to the Black Country. Shrewsbury benefits from being located on the A5/M54 corridor which provides links to the Black Country (which is some 22 miles away). Shrewsbury also benefits from a railway station which offers regular train services to the Black Country via the Shrewsbury to Wolverhampton line.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

<p>Strategic Considerations:</p>	<p>The site has potential to be part of a large strategic allocation, however in isolation this site is divorced from the existing built form of the town and would not represent sustainable development.</p> <p>Improvements to local highway network required and impact on Strategic road network will need to be assessed.</p> <p>Promoted land to the south, north and east between Hanwood Road up to Longden Road offers the opportunity to consider a strategic comprehensive proposal in this direction, although it is acknowledged there are a number of different landowners and there is no known promotion agreement.</p> <p>These sites are over 2.0km to the nearest primary school and convenience store as third party land would be required to make suitable improvements to the existing PRoW access to Radbrook Green. Frequent bus service operate along Hanwood Road but these are around 800m from the centre of the sites. It would therefore be preferable for this area to be developed as a sustainable urban extension to include local facilities and through route public transport services.</p> <p>The site performs poorly for housing and employment in the context of the settlement within the Stage 2a Sustainability Appraisal. However, it performs fair in the context of the Black Country Contribution within the Stage 2a Sustainability Appraisal.</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Do not allocate</p>
<p>Reasoning</p>	<p>Whilst the site has some potential to form part of a much larger strategic allocation between the Hanwood Road and Longden Road, it is considered the site in isolation does not represent sustainable development, largely by virtue of its physical separation from the existing built form.</p> <p>In addition heritage concerns have been raised as to potential impacts on listed buildings on site.</p> <p>In the context of the site to the north between Hanwood Road and Mytton Oak Road being preferred for significant and comprehensively planned new development, there is no requirement to release this land at this time in order to meet the proposed development needs of the town up to 2038. The preferred land to the north is considered to offer greater potential benefits to the town and can support the objectives of the Big Town Plan and to achieve a comprehensively planned development.</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
<p>Further Main Modifications required:</p>	<p>No</p>

If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3 Updated

Site Reference:	SHR193
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium-Low
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium-Low
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium-Low
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium-Low
<i>Highway Comments - Direct Access to Highway Network?</i>	<p>This site is part of a group of sites to the north of A49/A53 Battlefield Roundabout in a location where the local highway network is close to capacity at peak times. Specifically the development would add to the existing congestion on the A49 bypass between the A53 and Sundorne Road. It is unlikely that the congestion can be mitigated. Development of this scale in the location is unlikely to be acceptable in highways terms until the Shrewsbury North West Relief Road has been completed.</p>
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<i>Ecology Comments Significant Constraints:</i>	<p>HRA may be required for NOx pollution from increased traffic, in-combination with other sites on White Mere, Sweatmere and Crose Mere and Clarepool Moss, Hencott Pool (possibly others). Otherwise none</p>
<i>Ecology Comments Other Constraints:</i>	<p>EclA required. GCN have been recorded in a pond in the south west corner. GCN have also been recorded in the garden pond to the north of this site. Boundary and in-field trees may support bats and birds and should be assessed. The hedgerows are core / priority habitat and should be retained. Reptiles may be present including grass snake.</p>

<i>Ecology Comments Management of Constraints:</i>	Potentially large areas may be require here to mitigate for the loss of foraging habitat for GCN. EclA would be required. Boundary and in-field trees should be retained.
<i>Ecology Comments Opportunities:</i>	This entire area has been considered for use as a major SUDS scheme that would help free up development land further south and east and also reduce the risk of flooding of the main road (A5124). Large scale SUDS that are favourable for GCN should be considered here whatever the outcome.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Possible effect on setting of Shrewsbury Registered Battlefield (NHLE ref. 1000033). May have archaeological interest relating to the battle.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (settings of Battlefield; archaeological DBA). NB. Heritage Assessment for site completed in 2018.
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Occasional field tree
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of exiting mature trees
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to increase woodland cover and integrate the development into the broader landscape
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road noise from west, possible noise from commercial to the south.
<i>Public Protection Comments Management of Constraints:</i>	Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings and combinations thereof to mitigate for all noise sources.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Poor
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Poor
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	This site is located to the north of Shrewsbury. Shrewsbury is located in the centre of Shropshire, with a functional relationship to the Black Country. Shrewsbury benefits from being located on the A5/M54 corridor which provides links to the Black Country (which is some 22 miles away). Shrewsbury also benefits from a railway station which offers regular train services to the Black Country via the Shrewsbury to Wolverhampton line.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

<p>Strategic Considerations:</p>	<p>This site is part of a group of sites to the north of A49/A53 Battlefield Roundabout in a location where the local highway network is close to capacity at peak times. Specifically the development would add to the existing congestion on the A49 bypass between the A53 and Sundorne Road. It is unlikely that the congestion can be mitigated. Development of this scale in the location is unlikely to be acceptable in highways terms until the Shrewsbury North West Relief Road has been completed.</p> <p>The site performs poorly for housing and employment in the context of the settlement within the Stage 2a Sustainability Appraisal. However, it performs fair in the context of the Black Country Contribution within the Stage 2a Sustainability Appraisal.</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Do not allocate</p>
<p>Reasoning</p>	<p>The site is divorced from the settlement and should only come forward if SHR195 is preferred.</p> <p>There are also outstanding concerns relating to the heritage impact on the Registered Battlefield and the impact to the dense woodland to the north of the site. The Shrewsbury Battlefield Heritage Assessment shows that all or part of this site makes a positive contribution to the significance of the Registered Battlefield. In this respect, its sensitivity to change is moderate and whilst development is likely to cause harm to the designated heritage asset, this could be reduced or avoided through careful siting and sensitive design.</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
<p>Further Main Modifications required:</p>	<p>No</p>

If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3 Updated

Site Reference:	SHR194
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	11%
<i>Percentage of site in Flood Zone 2:</i>	21%
<i>Percentage of site in Flood Zone 1:</i>	79%
<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>	8%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	11%
<i>Percentage of the site within 20m of an historic flood event:</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>	No
<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
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	<p>These sites would access the highway directly onto the new route of Pulley Lane with the exception of SHR185 which is promoted with access to the old route of Pully Lane south of Lower Pulley Cottages - this section of old Pulley Lane in not suitable for new development traffic and improvements could not be achieved without third party land. The left only turn onto Hereford road (from new Pully Lane) works for the current users of the new Pulley Lane route as this accommodates Bayston Hill traffic that wants to access Shrewsbury. If these sites were developed those wanting to access the A5 bypass would need to take a detour to the Meole Brace retail park roundabout - this is not ideal.</p>
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<i>Ecology Comments Significant Constraints:</i>	<p>HRA may be required for NOx pollution from increased traffic, in-combination with other sites on White Mere, Sweatmere and Crose Mere and Clarepool Moss, Hencott Pool (possibly others). Protection and enhancement of Environmental Network likely to reduce the developable area of the site. Otherwise none</p>
<i>Ecology Comments Other Constraints:</i>	<p>EclA required. The River Rea is environmental network and core habitat. It is used by otters and a wide range of other wildlife such as Kingfishers which could nest nearby. Hedgerow and some mature trees are present on the northern boundary with the River Rea.</p>

<i>Ecology Comments Management of Constraints:</i>	A large buffer (at least 50m) is require along the river with public access along the entire length. Trees and hedgerows should be retained. Surface water run-off needs to be carefully cleaned using effective SUDS features.
<i>Ecology Comments Opportunities:</i>	Significant river corridor enhancements could be made which could result in less sediments and agri-chemicals entering the water. Sustainable transport routes should be created by installing bike friendly bridges over the River Rea.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site crossed by projected line of Roman road (HER PRN 00098) and site of coal workings towards its W end. NB DBA and walkover survey completed for part of site in 2008
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA + field evaluation). NB DBA and walkover survey completed for part of site in 2008
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Agricultural land with scattered field trees and hedgerows
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of exiting mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the town.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road to the south is a noise source.
<i>Public Protection Comments Management of Constraints:</i>	Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings and combinations thereof to mitigate for all noise sources.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	This site is located to the south-west of Shrewsbury. Shrewsbury is located in the centre of Shropshire, with a functional relationship to the Black Country. Shrewsbury benefits from being located on the A5/M54 corridor which provides links to the Black Country (which is some 22 miles away). Shrewsbury also benefits from a railway station which offers regular train services to the Black Country via the Shrewsbury to Wolverhampton line.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

<p>Strategic Considerations:</p>	<p>Site is crossed by the projected line of the Roman Road. Whilst this site constraint is manageable, it is not considered the site offers a significant opportunity to develop the objectives of the Big Town Plan.</p> <p>Considered there are more sustainable options for major land release to the west of the town in order to meet the development needs of the town to 2036.</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Do not allocate</p>
<p>Reasoning</p>	<p>Site is crossed by the projected line of the Roman Road. Whilst this site constraint is manageable, it is not considered the site offers a significant opportunity to develop the objectives of the Big Town Plan.</p> <p>Considered there are more sustainable options for major land release to the west of the town in order to meet the development needs of the town to 2038.</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
<p>Further Main Modifications required:</p>	<p>No</p>

If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3 Updated

Site Reference:	SHR195
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	8%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	35%
<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>	9%
<i>Percentage of the site within 20m of a detailed river network:</i>	27%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium-Low
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium-Low
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium-Low
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium-Low
<i>Highway Comments - Direct Access to Highway Network?</i>	<p>These sites represent a significant level of development (potentially 3,000 homes) in a location where the local highway network is close to capacity at peak times. Specifically the development would add to the existing congestion on the A49 bypass between the A53 and Sundorne Road. It is unlikely that the congestion can be mitigated. Development of this scale in the location is unlikely to be acceptable in highways terms until the Shrewsbury North West Relief Road has been completed.</p>
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<i>Ecology Comments Significant Constraints:</i>	<p>HRA may be required for NOx pollution from increased traffic, in-combination with other sites on White Mere, Sweatmere and Crose Mere and Clarepool Moss, Hencott Pool (possibly others). Otherwise none</p>
<i>Ecology Comments Other Constraints:</i>	<p>EclA required. The west and southern boundaries for part of the Environmental Network (corridor). A small water course runs along the far southern boundary.</p>

<i>Ecology Comments Management of Constraints:</i>	The west and southern boundaries should be buffered to protect the network. The water course along the southern edge of the site should be opened up and its capacity increased.
<i>Ecology Comments Opportunities:</i>	A feature could be made of the water course to the south. The corridor to the west could also be enhanced.
<i>Heritage Comments Significant Constraints:</i>	Site likely to harm setting of Shrewsbury Registered Battlefield (NHLE ref. 1000033) and Grade II* Battlefield Church (NHLE ref. 1246192) . May have archaeological interest relating to the battle.
<i>Heritage Comments Other Constraints:</i>	
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (settings of Battlefield and LBs; archaeological DBA + field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Agricultural land with curtilage hedges
<i>Tree Comments Management of Constraints:</i>	
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to increase woodland cover and integrate the development into the broader landscape
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Rail to west, road to south and east all noise sources. Road junction poss. air pollutant concern.
<i>Public Protection Comments Management of Constraints:</i>	Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings and combinations thereof to mitigate for all noise sources. Air quality assessment following suitable monitoring by land owner/applicant to verify any assessment. Likely to result in stand off distances to the junction.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Poor
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Poor
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	This site is located to the north of Shrewsbury. Shrewsbury is located in the centre of Shropshire, with a functional relationship to the Black Country. Shrewsbury benefits from being located on the A5/M54 corridor which provides links to the Black Country (which is some 22 miles away). Shrewsbury also benefits from a railway station which offers regular train services to the Black Country via the Shrewsbury to Wolverhampton line.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

<p>Strategic Considerations:</p>	<p>The site adjoins the existing development boundary and has been considered to have long term potential in the SLAA subject to further assessment.</p> <p>The site is considered to have potential for adverse impacts on the Registered Battlefield and there are local and strategic highway concerns. The Shrewsbury Battlefield Heritage Assessment shows that all or part of this site makes a positive contribution to the significance of the Registered Battlefield. In this respect, its sensitivity to change is moderate and whilst development is likely to cause harm to the designated heritage asset, this could be reduced or avoided through careful siting and sensitive design.</p> <p>The site performs poorly for housing and employment in the context of the settlement within the Stage 2a Sustainability Appraisal. However, it performs fair in the context of the Black Country Contribution within the Stage 2a Sustainability Appraisal.</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Do not allocate</p>
<p>Reasoning</p>	<p>The site adjoins the existing development boundary and has been considered to have long term potential in the SLAA subject to further assessment.</p> <p>The site is considered to have potential for adverse impacts on the Registered Battlefield and there are local and strategic highway concerns. The Shrewsbury Battlefield Heritage Assessment shows that all or part of this site makes a positive contribution to the significance of the Registered Battlefield. In this respect, its sensitivity to change is moderate and whilst development is likely to cause harm to the designated heritage asset, this could be reduced or avoided through careful siting and sensitive design.</p> <p>It is therefore not considered appropriate to prefer this site for allocation for either residential or employment development.</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
<p>Further Main Modifications required:</p>	<p>No</p>

If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3 Updated

Site Reference:	SHR197
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	6%
<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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<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>	<p>These sites represent a significant level of development in a location where the local highway network is close to capacity at peak times. Specifically the development would add to the existing congestion on the A49 bypass between the A53 and Sundorne Road. It is unlikely that the congestion can be mitigated. Development of this scale in the location is unlikely to be acceptable in highways terms until the Shrewsbury North West Relief Road has been completed.</p>
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<i>Ecology Comments Significant Constraints:</i>	<p>HRA may be required for NOx pollution from increased traffic, in-combination with other sites on White Mere, Sweatmere and Crose Mere and Clarepool Moss, Hencott Pool (possibly others). Otherwise none.</p>
<i>Ecology Comments Other Constraints:</i>	<p>EciA required. Three large ponds onsite and several ponds nearby could support GCN. Mature trees are within and bordering this site. The trees and hedgerows may support bats and nesting birds as well as being habitat in their own right. Hedgerow is Core / Priority Habitat.</p>

<i>Ecology Comments Management of Constraints:</i>	Protected species mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries and onsite. Retain mature trees in field. Protect, enhance and restore Env. Network around most of the site in accordance with CS17 Environmental Networks and MD12. Area of land available for development may be reduced due to mitigation required for GCN - if present.
<i>Ecology Comments Opportunities:</i>	Make a feature of the footpath to include an environmental corridor
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Possible effect on setting of Shrewsbury Registered Battlefield (NHLE ref. 1000033). May have archaeological interest relating to the battle and other archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (settings of Battlefield; archaeological DBA + evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Agricultural land with scattered field trees and hedgerows
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of exiting mature trees
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to increase woodland cover and integrate the development into the broader landscape
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road to north and west all noise sources. Road junction poss. air pollutant concern.
<i>Public Protection Comments Management of Constraints:</i>	Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings and combinations thereof to mitigate for all noise sources. Air quality assessment following suitable monitoring by land owner/applicant to verify any assessment. Likely to result in stand off distances to the junction.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	This site is located to the north of Shrewsbury. Shrewsbury is located in the centre of Shropshire, with a functional relationship to the Black Country. Shrewsbury benefits from being located on the A5/M54 corridor which provides links to the Black Country (which is some 22 miles away). Shrewsbury also benefits from a railway station which offers regular train services to the Black Country via the Shrewsbury to Wolverhampton line.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

Strategic Considerations:	<p>The site has potential to accommodate a significant amount of development, with potential for mixed use including some commercial. However, concern has been raised as to the impact on the road network which is already subject to capacity constraints and the development would represent a new major direction of growth for the town.</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.</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>No</p>
Potential for Allocation?	<p>No</p>
Recommendation	<p>Do not allocate</p>
Reasoning	<p>The site would represent a major new direction of growth for the town to the east of the A49 by-pass, which is considered to cause a significant degree of physical and perceived severance from the main urban area.</p> <p>There is concern the site is not self contained.</p> <p>Concern has also been raised regarding the impact on the highway network given existing levels of congestion on the A49/A53.</p> <p>It is not considered necessary to grow the town for in this major new direction, especially in the light of the availability of more sustainable options to the west of the town.</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
Further Main Modifications required:	<p>No</p>

If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3 Updated

Site Reference:	SHR197VAR
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<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>	<p>The variation proposal represents a moderately scaled level of development in a location where the local highway network is close to capacity at peak times. Whilst the development of a 9ha employment site would add to the existing congestion on the A49 bypass between the A53 and Sundorne Road, it is considered likely that at the level of development proposed, and resulting trip generation, any additional congestion can be mitigated through localised highway improvements. The development of the Shrewsbury North West Relief Road will further support this mitigation. This sites are over 2.5km to the nearest primary school and 1.0km to the nearest supermarket. Frequent bus service operate along the A49 and A53 and are less than 400m from the centre of the sites.</p>
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<i>Ecology Comments Significant Constraints:</i>	<p>HRA may be required for NOx pollution from increased traffic, in-combination with other sites on White Mere, Sweatmere and Crose Mere and Clarepool Moss, Hencott Pool (possibly others).</p>
<i>Ecology Comments Other Constraints:</i>	<p>Requires botanical survey, EclA and surveys for GCNs (ponds within 500m), bats, badgers and nesting birds. Hedgerows will need to be buffered.</p>

<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance hedgerows/tree lines. 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>	Possible effect on setting of Shrewsbury Registered Battlefield (NHLE ref. 1000033). May have archaeological interest relating to the battle and other archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (settings of Battlefield; archaeological DBA + evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	Hedgerows with connectivity on site
<i>Tree Comments Other Constraints:</i>	
<i>Tree Comments Management of Constraints:</i>	
<i>Tree Comments Opportunities:</i>	Net gain for biodiversity - retain existing features and join green corridors
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road to north and west all noise sources. Road junction poss. air pollutant concern.
<i>Public Protection Comments Management of Constraints:</i>	Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings and combinations thereof to mitigate for all noise sources. Air quality assessment following suitable monitoring by land owner/applicant to verify any assessment. Likely to result in stand off distances to the junction.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	This site is located to the north of Shrewsbury. Shrewsbury is located in the centre of Shropshire, with a functional relationship to the Black Country. Shrewsbury benefits from being located on the A5/M54 corridor which provides links to the Black Country (which is some 22 miles away). Shrewsbury also benefits from a railway station which offers regular train services to the Black Country via the Shrewsbury to Wolverhampton line.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

Strategic Considerations:	<p>The proposal is for a 9ha employment site solely.</p> <p>This variation on SHR197 therefore does not include any element of residential.</p> <p>An updated Transport Statement (TS) has been prepared for the site by the site promoters on the basis of this revised site option, indicating a less than severe impact. Appropriate access can be achieved from the A53, although it is considered there will be a need for localised highway improvements. The TS also highlights the potential for non-car journeys, citing the presence of bus provision to the site.</p> <p>The site is located to the east of the A49 and would therefore represent a new direction of growth for the town. Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.</p>
Known Infrastructure Requirements to make Development Suitable in Planning Terms:	<p>Localised highway improvements will be required, but it is considered in principle these can be achieved given the scale and nature of the proposal. A heritage assessment will be required to inform the design and layout of the development.</p>
Known Infrastructure Opportunities:	
Potential for Windfall?	<p>No</p>
Potential for Allocation?	<p>No</p>
Recommendation	<p>Do not allocate</p>
Reasoning	<p>The site would represent a major new direction of growth for the town to the east of the A49 by-pass, which is considered to cause a significant degree of physical and perceived severance from the main urban area.</p> <p>It is not considered necessary to grow the town for in this major new direction, especially in the light of the availability of more sustainable options to the west of the town.</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
Further Main Modifications required:	<p>No</p>

If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3 Updated

Site Reference:	SHR198
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	3%
<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>	10%
<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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium and Medium-Low
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium and Medium-Low
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium-Low and Medium-High
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium-Low and Medium-High
<i>Highway Comments - Direct Access to Highway Network?</i>	<p>These sites represent a significant level of development in a location where the local highway network is close to capacity at peak times. Specifically the development would add to the existing congestion on the A49 bypass between the A53 and Sundorne Road. It is unlikely that the congestion can be mitigated. Development of this scale in the location is unlikely to be acceptable in highways terms until the Shrewsbury North West Relief Road has been completed.</p>
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<i>Ecology Comments Significant Constraints:</i>	<p>HRA may be required for NOx pollution from increased traffic, in-combination with other sites on White Mere, Sweatmere and Crose Mere and Clarepool Moss, Hencott Pool (possibly others). Otherwise none</p>
<i>Ecology Comments Other Constraints:</i>	<p>EclA required. Much of this area is arable farmland with few ecological constraints. The ponds (of which there are at least 9 on site and others nearby) are likely to be core / priority habitat and at least two support GCN. Grassland just north of Astley Park may be priority / core habitat. In-field and boundary trees are of interest. A few small blocks of woodland are likely to be core / priority habitat and may also support protected species like bats, birds, badgers, etc. The small block on the far west with the pools is protected under an area TPO. The area available for development could be restricted by the need to mitigate for GCN.</p>

<i>Ecology Comments Management of Constraints:</i>	EclA would be required early on for this site. All pools would require survey including for species like Tubular Water-dropwort which is UK Priority.
<i>Ecology Comments Opportunities:</i>	A site of this scale would have significant opportunities and could make the most of the existing features.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Possible effect on setting of Shrewsbury Registered Battlefield (NHLE ref. 1000033). May have archaeological interest relating to the battle and other archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (settings of Battlefield; archaeological DBA + evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Agricultural land one copse of mature trees central to site
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of exiting mature trees
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to increase woodland cover and integrate the development into the broader landscape
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Commercial to south-west and east. Road to the south.
<i>Public Protection Comments Management of Constraints:</i>	Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings and combinations thereof to mitigate for all noise sources.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Poor
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Poor
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Poor
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Poor
Relationship to the Black Country	This site is located to the north of Shrewsbury. Shrewsbury is located in the centre of Shropshire, with a functional relationship to the Black Country. Shrewsbury benefits from being located on the A5/M54 corridor which provides links to the Black Country (which is some 22 miles away). Shrewsbury also benefits from a railway station which offers regular train services to the Black Country via the Shrewsbury to Wolverhampton line.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

Strategic Considerations:	<p>Site is divorced from the town. Potential for employment use. The site performs poorly for housing and employment in the context of the settlement and the Black Country Contribution within the Stage 2a Sustainability Appraisal. Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.</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>No</p>
Potential for Allocation?	<p>No</p>
Recommendation	<p>Do not allocate</p>
Reasoning	<p>The site would represent a major new direction of growth for the town to the north east of the A49 by-pass, which is considered to cause a significant degree of physical and perceived severance from the main urban area. There is concern the site is not self contained. Concern has also been raised regarding the impact on the highway network given existing levels of congestion on the A49/A53. It is not considered necessary to grow the town in this major new direction, especially in the light of the availability of more sustainable options to the west of the town. There is some potential for the site to be considered for employment purposes, although the landscape and visual impact considerations will need to be managed through design and layout. Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions. Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire. The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
Further Main Modifications required:	<p>No</p>

If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3 Updated

Site Reference:	SHR199
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	2%
<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>	2%
<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>	16%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	1%
<i>Percentage of the site within 20m of an historic flood event:</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>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium-High
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium-High
<i>Landscape Considerations (Employment) (from the LVSS):</i>	High
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	High
<i>Highway Comments - Direct Access to Highway Network?</i>	This employment site has potential for direct access onto the A5 bypass at Preston Boats roundabout. An new junction onto the A5 south of the roundabout might be difficult to achieve and unacceptable to Highways England. A scheme to create a new 4th arm at the roundabout could be very costly.
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<i>Ecology Comments Significant Constraints:</i>	
<i>Ecology Comments Other Constraints:</i>	Mature trees are within and bordering this site. The trees and hedgerows may support bats and nesting birds as well as being habitat in their own right. Hedgerow is Core / Priority Habitat. The northern field is surrounded by the Env Network - buffer to the river to the west, line of trees alongside the A5 and the water course that runs through the site. The water course running through the site is buffered by the network. The majority of the site is arable which has low biodiversity interest but the buffers forming the network still require consideration under CS17 and MD12. Otters are very likely to use the water course. Development should not impact this.

<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries. Retain mature trees in field. Protect, enhance and restore Env. Network to north, west and through the site in accordance with CS17 Environmental Networks and MD12
<i>Ecology Comments Opportunities:</i>	The water course could be enhanced to make a feature and its capacity increased to help address flooding issues. In-line pools and 'leaky dams' should be considered.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site contains part of a rectangular cropmark enclosure of possible prehistoric/ Roman date (HER PRN 04472)
<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>	Agricultural land divided by a liner group of trees or hedgerow
<i>Tree Comments Management of Constraints:</i>	
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to increase woodland cover and integrate the development into the broader landscape
<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>	No significant constraints assuming farm would be developed.
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Poor
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Poor
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	This site is located to the east of Shrewsbury. Shrewsbury is located in the centre of Shropshire, with a functional relationship to the Black Country. Shrewsbury benefits from being located on the A5/M54 corridor which provides links to the Black Country (which is some 22 miles away). Shrewsbury also benefits from a railway station which offers regular train services to the Black Country via the Shrewsbury to Wolverhampton line.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

<p>Strategic Considerations:</p>	<p>Available for employment uses only.</p> <p>The site performs poorly for housing and employment in the context of the settlement within the Stage 2a Sustainability Appraisal. However, it performs fair in the context of the Black Country Contribution within the Stage 2a Sustainability Appraisal.</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Do not allocate</p>
<p>Reasoning</p>	<p>Access is a significant concern, with a new arm from the Preston Boats roundabout potentially undermining viability. Not considered a good location for mixed-use development which further undermines the viability of the site.</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
<p>Further Main Modifications required:</p>	<p>No</p>

If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3 Updated

Site Reference:	SHR200
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	4%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	6%
<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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium-Low
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	<p>part of a group of promoted sites to the east of Ellesmere Road. Current levels of traffic on Ellesmere Road and on the A49 bypass north of Sundorne Road roundabout constrain major development in the north of Shrewsbury and these sites should only be brought forward once the Shrewsbury North West Relief Road has been secured. The scheme provide alternative routes for existing traffic which reduce the current pressures on Ellesmere Road and the A49 bypass creating additional capacity for major development in north Shrewsbury. The new road will also provide a strategic access route through these sites.</p>
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<i>Ecology Comments Significant Constraints:</i>	<p>HRA will be required due to road emissions from increased traffic (in-combination), possible drainage and recreational impacts on Hencott Pool Ramsar. See LPR HRA. Potentially on route of NWRR?</p>
<i>Ecology Comments Other Constraints:</i>	<p>Requires Ecla and surveys for bats (trees and transects), GCNs (ponds within 500m), badgers, reptiles and nesting birds. There are TPO'd trees in the northern 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. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	See accompanying document
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	No known archaeological interest but large size of site suggests it may have some archaeological potential.
<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>	Large field site some scattered mature curtilage hedge trees a number on TPO's to the north
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan.
<i>Tree Comments Opportunities:</i>	Retain existing trees and Use 20% canopy cover policy to increase woodland cover and integrate the development into the broader landscape
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road noise to the east.
<i>Public Protection Comments Management of Constraints:</i>	Mitigate noise by location (separation distances to the road) of dwellings, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Good
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Good
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Good
Relationship to the Black Country	This site is located to the north-west of Shrewsbury. Shrewsbury is located in the centre of Shropshire, with a functional relationship to the Black Country. Shrewsbury benefits from being located on the A5/M54 corridor which provides links to the Black Country (which is some 22 miles away). Shrewsbury also benefits from a railway station which offers regular train services to the Black Country via the Shrewsbury to Wolverhampton line.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

<p>Strategic Considerations:</p>	<p>Would form part of a new area of growth to the west of Ellesmere Road. In its own right the site is separated from the main built form on the west of Ellesmere Road. Significant highway constraints. Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Do not allocate</p>
<p>Reasoning</p>	<p>In time this site may have some potential alongside the delivery of the proposed NWRR. However, ahead of this a sustainable access is not considered achievable and there are other ecological and noise impacts which make this site unsustainable. Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions. Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire. The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
<p>Further Main Modifications required:</p>	<p>No</p>

If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3 Updated

Site Reference:	SHR203
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	7%
<i>Percentage of site in Flood Zone 2:</i>	14%
<i>Percentage of site in Flood Zone 1:</i>	86%
<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>	15%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	27%
<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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Not assessed
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Not assessed
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Not assessed
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Not assessed
<i>Highway Comments - Direct Access to Highway Network?</i>	Direct access onto the Battlefield Road in the vicinity of the Shillingston Drive Ghost Island Right Turn junction. The developer would need to be able to demonstrate that a staggered GIRT T-junction operated safely or provide a new roundabout junction to serve Shillingston Drive and the new development.
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<i>Ecology Comments Significant Constraints:</i>	HRA may be required for NOx pollution from increased traffic, in-combination with other sites on White Mere, Sweatmere and Crose Mere and Clarepool Moss, Hencott Pool (possibly others). Otherwise none
<i>Ecology Comments Other Constraints:</i>	The lower part of the site is within the flood zones 2 and 3 and therefore in the environmental network. The western border along the rail line is also corridor. Significant in-field trees are likely to support birds and bats. The hedgerows / lines of trees and scrubby area near the entrance may also support nesting birds and perhaps reptiles. A pond 85m to the north west supports GCN.

<i>Ecology Comments Management of Constraints:</i>	EclA required. In-field and boundary trees should be retained. A GCN licence and some mitigation is likely due to the presence GCN in the nearby pond. The water course along the southern boundary should be opened up and the carrying capacity increased.
<i>Ecology Comments Opportunities:</i>	The Environmental Network could be enhanced around the western boundary and in particular on the southern boundary by making better use of the water course. SUDS features should consider the needs of GCN and may be required as mitigation.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Possible effect on setting of Shrewsbury Registered Battlefield (NHLE ref. 1000033) . .
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (settings of Battlefield.
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Scattered field trees
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan.
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to increase woodland cover and integrate the development into the broader landscape
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Odour and noise potential from commercial to the south.
<i>Public Protection Comments Management of Constraints:</i>	Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings and combinations thereof to mitigate for all noise sources.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	This site is located to the north of Shrewsbury. Shrewsbury is located in the centre of Shropshire, with a functional relationship to the Black Country. Shrewsbury benefits from being located on the A5/M54 corridor which provides links to the Black Country (which is some 22 miles away). Shrewsbury also benefits from a railway station which offers regular train services to the Black Country via the Shrewsbury to Wolverhampton line.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

Strategic Considerations:	<p>Site is currently allocated for employment development. Part of site in flood zone 2 and within 1000 year surface flood risk zone. Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.</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>No</p>
Potential for Allocation?	<p>No for housing</p>
Recommendation	<p>Retain as an employment allocation - 'saved site allocation'</p>
Reasoning	<p>The site is currently allocated for employment in the SAMDev Plan and there is no overarching need to move away from this position given the availability of other sites. Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions. Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p>
Further Main Modifications required:	<p>No</p>

If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3 Updated

Site Reference:	SHR204
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	7%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	8%
<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>	3%
<i>Percentage of the site within 20m of a detailed river network:</i>	1%
<i>All or part of the site within a Source Protection Zone:</i>	No
<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>	Direct access onto Battlefield Road. Achieving a safe access onto Battlefield Road so close to the A49/A53 Battlefield Roundabout might be challenging.
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<i>Ecology Comments Significant Constraints:</i>	HRA may be required for NOx pollution from increased traffic, in-combination with other sites on White Mere, Sweatmere and Crose Mere and Clarepool Moss, Hencott Pool (possibly others). Otherwise none
<i>Ecology Comments Other Constraints:</i>	The woodland block to the south is protected by and area TPO. Environmental corridor runs around most of the other boundaries. The grassland may be of interest and would require survey between May and August. A footpath runs across the site. The ponds south of the site may contain GCN.

<i>Ecology Comments Management of Constraints:</i>	EciA required. In-field and boundary trees should be retained. A buffer would be needed to the TPO trees as well as the in-field tree. Some mitigation may be required if the pond to the south of the site has GCN.
<i>Ecology Comments Opportunities:</i>	The Environmental Network could be enhanced around the boundary by additional woodland planting. In particular on the southern boundary.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Possible effect on setting of Shrewsbury Registered Battlefield (NHLE ref. 1000033). May have archaeological interest relating to the battle.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (settings of Battlefield; archaeological DBA + evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Well established hedges and occasional field trees
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of exiting mature trees
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to increase woodland cover and integrate the development into the broader landscape
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Noise and air pollution from roads to the northwest through to southeast.
<i>Public Protection Comments Management of Constraints:</i>	Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings and combinations thereof to mitigate for all noise sources. Due to small site may be difficult to sort through separation. Separation likely to be required to ensure no air pollution concerns. Thorough assessment following air quality monitoring a prerequisite.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Poor
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Poor
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	This site is located to the north of Shrewsbury. Shrewsbury is located in the centre of Shropshire, with a functional relationship to the Black Country. Shrewsbury benefits from being located on the A5/M54 corridor which provides links to the Black Country (which is some 22 miles away). Shrewsbury also benefits from a railway station which offers regular train services to the Black Country via the Shrewsbury to Wolverhampton line.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

<p>Strategic Considerations:</p>	<p>Site is currently allocated for employment development. Significant distance from town centre and residential use is not considered to offer opportunity to meet objectives of the Big Town Plan. The site performs poorly for housing and employment in the context of the settlement within the Stage 2a Sustainability Appraisal. However, it performs fair in the context of the Black Country Contribution within the Stage 2a Sustainability Appraisal. Noise and air quality mitigation needed which will be difficult to achieve due to the scale of the site. Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No for housing</p>
<p>Recommendation</p>	<p>Retain as an employment allocation - 'saved site allocation'</p>
<p>Reasoning</p>	<p>The site is currently allocated for employment in the SAMDev Plan and there is no overarching need to move away from this position given the availability of other sites. This site benefits from an extant planning permission. Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions. Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p>
<p>Further Main Modifications required:</p>	<p>No</p>

If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3 Updated

Site Reference:	SHR205
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	3%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	6%
<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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<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>	These site are part of the Western Sustainable Urban Extension and vehicular access will be provided through the new Oxon Link Road and associated local highway network modifications.
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<i>Ecology Comments Significant Constraints:</i>	HRA may be required for NOx pollution from increased traffic, in-combination with other sites on White Mere, Sweatmere and Crose Mere and Clarepool Moss, Hencott Pool (possibly others). Otherwise none
<i>Ecology Comments Other Constraints:</i>	EclA required. There are a large number of mature trees within and bordering this site. The trees and hedgerows may support bats and nesting birds as well as being habitat in their own right. Pasture may be species rich grassland that would be Core or corridor habitat. A pond is present 130m to the north east and over the road which may require survey or HSI for GCN.

<i>Ecology Comments Management of Constraints:</i>	Protected species mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries. Retain mature trees in field. Protect, enhance and restore Env. Network around most of the site in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Enhance Environmental Network by additional tree planting. Creating pools, or designing SUDS feature, that are suitable for GCN.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	No known archaeological interest but medium size suggests it may have some archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (archaeological DBA).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Significant trees and groups of trees on and adjacent to the site. May limit developable land on the site.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of exiting mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the town.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road to west and north (noise and air pollution)
<i>Public Protection Comments Management of Constraints:</i>	Noise mitigation available and could include stand off distance, glazing and ventilation consideration and layout and orientation of dwellings and combinations thereof to mitigate for all noise sources. Due to small site may be difficult to sort through separation. Separation likely to be required to ensure no air pollution concerns. Thorough assessment following air quality monitoring a prerequisite.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Poor
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Poor
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	This site is located to the west of Shrewsbury. Shrewsbury is located in the centre of Shropshire, with a functional relationship to the Black Country. Shrewsbury benefits from being located on the A5/M54 corridor which provides links to the Black Country (which is some 22 miles away). Shrewsbury also benefits from a railway station which offers regular train services to the Black Country via the Shrewsbury to Wolverhampton line.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

<p>Strategic Considerations:</p>	<p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.</p> <p>The site performs poorly for housing and employment in the context of the settlement within the Stage 2a Sustainability Appraisal. However, it performs fair in the context of the Black Country Contribution within the Stage 2a Sustainability Appraisal.</p> <p>Site is currently allocated for employment development as part of Shrewsbury West SUE.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No for housing</p>
<p>Recommendation</p>	<p>Retain as an employment allocation - 'saved site allocation'</p>
<p>Reasoning</p>	<p>Site is currently allocated for employment development as part of Shrewsbury West SUE. The site has a resolution for approval for employment use. Good employment location and important to the balanced development within the allocated SUE.</p> <p>No requirement to allocate for housing in light of other available options.</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p>
<p>Further Main Modifications required:</p>	<p>No</p>

If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3 Updated

Site Reference:	SHR206
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	3%
<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>	6%
<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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium-Low
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium-Low
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	These site are part of the Western Sustainable Urban Extension and vehicular access will be provided through the new Oxon Link Road and associated local highway network modifications.
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<i>Ecology Comments Significant Constraints:</i>	HRA may be required for NOx pollution from increased traffic, in-combination with other sites on White Mere, Sweatmere and Crose Mere and Clarepool Moss, Hencott Pool (possibly others). Otherwise none
<i>Ecology Comments Other Constraints:</i>	EclA required. There are a large number of mature trees within and bordering this site. The trees and hedgerows may support bats and nesting birds as well as being habitat in their own right. Two ponds are found within 100m of the site and one found at 120m. Ponds in the area are known to have GCN. A licence may be required and fencing used during construction. The grassland may be species rich and could be defined as Core / Priority Habitat and therefore be considered in accordance with CS17 Environmental Networks and MD12.

<i>Ecology Comments Management of Constraints:</i>	Protected species mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries. Retain mature trees in field. Protect, enhance and restore Env. Network around most of the site in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Creation of environmental networks - in particular along the southern boundary should be considered and the creation of pools and low nutrient areas by topsoil stripping.
<i>Heritage Comments Significant Constraints:</i>	N/A
<i>Heritage Comments Other Constraints:</i>	N/A
<i>Heritage Comments Management of Constraints:</i>	NB. DBA produced in 2013. Archaeological evaluation can be secured by condition.
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Agricultural land with some significant trees and groups of trees on and adjacent to the site and on the site boundaries.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of exiting mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the town.
<i>Public Protection Comments Significant Constraints:</i>	On site of proposed new road.
<i>Public Protection Comments Other Constraints:</i>	New road would place sig constraints and noise.
<i>Public Protection Comments Management of Constraints:</i>	Noise mitigation through stand off distance, glazing and ventilation consideration and layout and orientation of dwellings and combinations thereof to mitigate for all noise sources.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Good
Relationship to the Black Country	This site is located to the west of Shrewsbury. Shrewsbury is located in the centre of Shropshire, with a functional relationship to the Black Country. Shrewsbury benefits from being located on the A5/M54 corridor which provides links to the Black Country (which is some 22 miles away). Shrewsbury also benefits from a railway station which offers regular train services to the Black Country via the Shrewsbury to Wolverhampton line.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

Strategic Considerations:	<p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.</p> <p>Site is currently allocated for employment development as part of Shrewsbury West SUE.</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>No</p>
Potential for Allocation?	<p>No for housing</p>
Recommendation	<p>Retain as an employment allocation - 'saved site allocation'</p>
Reasoning	<p>Site is currently allocated for employment development as part of Shrewsbury West SUE.</p> <p>Good employment location and important to the balanced development within the allocated SUE. No requirement to allocate for housing in light of other available options.</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p>
Further Main Modifications required:	<p>No</p>

If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3 Updated

Site Reference:	SHR207
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	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>	8%
<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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium-Low
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium-Low
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	These site are part of the Western Sustainable Urban Extension and vehicular access will be provided through the new Oxon Link Road and associated local highway network modifications.
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<i>Ecology Comments Significant Constraints:</i>	HRA may be required for NOx pollution from increased traffic, in-combination with other sites on White Mere, Sweatmere and Crose Mere and Clarepool Moss, Hencott Pool (possibly others). Otherwise none
<i>Ecology Comments Other Constraints:</i>	EclA required. At least one pond is present on site. Two ponds are found on the site and these may support breeding GCN. Mitigation land required for GCN may impact the area of land available for development - in particular if GCN are found on site. The area required may impact the viability of any development here. Mature trees are present within and bordering this site. The trees and hedgerows may support bats and nesting birds as well as being habitat in their own right. The grassland may be species rich and could be defined as Core / Priority Habitat and therefore be considered in accordance with CS17 Environmental Networks and MD12.

<i>Ecology Comments Management of Constraints:</i>	Protected species mitigation and enhancement. Retain and enhance all hedgerows/tree lines on boundaries. Retain mature trees in field. Protect, enhance and restore Env. Network around most of the site in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	The north east corner of this area has already been developed. The opportunity should be taken to create a wide buffer alongside the planned route of the road which would incorporate the existing hedge lines and also build in sustainable transport routes. Pools should be created along this route and topsoil stripping would improve biodiversity and also help reduce maintenance costs.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Possible impacts on settings of Grade II Listed Oxon Hall (NHLE ref. 1366918).
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (setting of LB). NB. DBA produced in 2013. Archaeological evaluation can be secured by condition.
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Agricultural land with some significant trees and groups of trees on and adjacent to the site and on the site boundaries.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of exiting mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the town.
<i>Public Protection Comments Significant Constraints:</i>	Close to new proposed road.
<i>Public Protection Comments Other Constraints:</i>	New road would place sig constraints and noise. Commercial to the north.
<i>Public Protection Comments Management of Constraints:</i>	Noise mitigation through stand off distance, glazing and ventilation consideration and layout and orientation of dwellings and combinations thereof to mitigate for all noise sources.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	This site is located to the west of Shrewsbury. Shrewsbury is located in the centre of Shropshire, with a functional relationship to the Black Country. Shrewsbury benefits from being located on the A5/M54 corridor which provides links to the Black Country (which is some 22 miles away). Shrewsbury also benefits from a railway station which offers regular train services to the Black Country via the Shrewsbury to Wolverhampton line.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

Strategic Considerations:	<p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.</p> <p>Site is the northern extent of the current Shrewsbury West SUE.</p> <p>Currently identified for Healthcare/Commercial uses in the adopted Masterplan. Not considered necessary to depart from this agreed position especially in light of other options and the need to balance housing and employment growth.</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>No</p>
Potential for Allocation?	<p>No</p>
Recommendation	<p>Retain existing health/commercial allocation - 'saved site allocation'</p>
Reasoning	<p>Site is the northern extent of the current Shrewsbury West SUE. Currently identified for Healthcare/Commercial uses in the adopted Masterplan. Not considered necessary to depart from this agreed position especially in light of other options and the need to balance housing and employment growth.</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p>
Further Main Modifications required:	<p>No</p>

If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3 Updated

Site Reference:	SHR208
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Not assessed
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Not assessed
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Not assessed
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Not assessed
<i>Highway Comments - Direct Access to Highway Network?</i>	These site are part of the Western Sustainable Urban Extension and vehicular access will be provided through the new Oxon Link Road and associated local highway network modifications.
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<i>Ecology Comments Significant Constraints:</i>	
<i>Ecology Comments Other Constraints:</i>	EclA required. A few mature trees bordering this site may support bats and nesting birds as well as being habitat in their own right. A large pond is present 80m to the north and another in a garden 105m to the east. These may support GCN.

<i>Ecology Comments Management of Constraints:</i>	Protected species mitigation and enhancement is likely to be limited if at all. Retain and enhance all hedgerows/tree lines on boundaries. Enhance Env. Network to the south of the site in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Enhance Environmental Network by additional tree planting. Creating pools, or designing SUDS feature, that are suitable for GCN.
<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>	Occasional tree on site, shelter belt and hedgerows around site boundaries.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of exiting mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the town.
<i>Public Protection Comments Significant Constraints:</i>	Close to new proposed road.
<i>Public Protection Comments Other Constraints:</i>	Road noise to west and south (noise and air quality due to proximity to busy junction).
<i>Public Protection Comments Management of Constraints:</i>	Noise mitigation through stand off distance, glazing and ventilation consideration and layout and orientation of dwellings and combinations thereof to mitigate for all noise sources however may significantly constrain the site. Air quality assessment following monitoring by developer necessary and a prerequisite to any planning application being brought forward.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	This site is located to the west of Shrewsbury. Shrewsbury is located in the centre of Shropshire, with a functional relationship to the Black Country. Shrewsbury benefits from being located on the A5/M54 corridor which provides links to the Black Country (which is some 22 miles away). Shrewsbury also benefits from a railway station which offers regular train services to the Black Country via the Shrewsbury to Wolverhampton line.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Whilst Shrewsbury's functional relationship and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution.

Strategic Considerations:	<p>Whilst Shrewsbury's functional relationship and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution. Site is currently allocated for employment development as part of Shrewsbury West SUE.</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>No</p>
Potential for Allocation?	<p>Not for housing</p>
Recommendation	<p>Retain as an employment allocation - 'saved site allocation'</p>
Reasoning	<p>Site is currently allocated for employment development as part of Shrewsbury West SUE. The site has a resolution for approval for employment use. Good employment location and important to the balanced development within the allocated SUE. No requirement to allocate for housing in light of other available options.</p> <p>Whilst Shrewsbury's functional relationship and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions. Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p>
Further Main Modifications required:	<p>No</p>

If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3 Updated

Site Reference:	SHR210
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium-Low
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium-Low
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	The site is directly south of the town's Western Sustainable Urban Extension and vehicular access will be provided through the new Oxon Link Road and associated local highway network modifications.
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<i>Ecology Comments Significant Constraints:</i>	HRA may be required for NOx pollution from increased traffic, in-combination with other sites on White Mere, Sweatmere and Crose Mere and Clarepool Moss, Hencott Pool (possibly others). Otherwise none
<i>Ecology Comments Other Constraints:</i>	GCN may breed in a large pool (reedbed filter) 90m to the south. The woodland, scrub and individual trees to the south and east may be of significance for biodiversity and is protected by CS17 Environmental Networks and MD12. Existing vegetation (course grassland?) may retain some interest.

<i>Ecology Comments Management of Constraints:</i>	EclA required. Retain the environmental network and individual mature trees along the southern and eastern boundary. Provide mitigation for protected species if any found. Grassland / or tall herb vegetation currently present could be enhanced in areas left.
<i>Ecology Comments Opportunities:</i>	Enhancement of env. Network by tree planning alongside the southern or eastern boundary. For any areas of open space consider removing fertile topsoil to create low fertility conditions. Existing vegetation may have some value that could be enhanced by regular management.
<i>Heritage Comments Significant Constraints:</i>	N/A
<i>Heritage Comments Other Constraints:</i>	N/A
<i>Heritage Comments Management of Constraints:</i>	NB. DBA produced in 2013. Archaeological evaluation can be secured by condition.
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Significant shelter belt on boundary, some scattered trees across site and hedgerow boundaries.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of exiting mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the town.
<i>Public Protection Comments Significant Constraints:</i>	On site/near of proposed new road.
<i>Public Protection Comments Other Constraints:</i>	New road would place sig constraints and noise.
<i>Public Protection Comments Management of Constraints:</i>	Noise mitigation through stand off distance, glazing and ventilation consideration and layout and orientation of dwellings and combinations thereof to mitigate for all noise sources.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Good
Relationship to the Black Country	This site is located to the west of Shrewsbury. Shrewsbury is located in the centre of Shropshire, with a functional relationship to the Black Country. Shrewsbury benefits from being located on the A5/M54 corridor which provides links to the Black Country (which is some 22 miles away). Shrewsbury also benefits from a railway station which offers regular train services to the Black Country via the Shrewsbury to Wolverhampton line.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Whilst Shrewsbury's functional relationship and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution.

Strategic Considerations:	<p>Whilst Shrewsbury's functional relationship and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution. Available for employment only.</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 - for employment</p>
Potential for Allocation?	<p>No for housing</p>
Recommendation	<p>Do not allocate</p>
Reasoning	<p>The site could present a windfall opportunity to extend the existing commercial area of the towns West SUE. Whilst Shrewsbury's functional relationship and strong transport links to the Black Country means that this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, due to the sites size it is unlikely that in isolation it could accommodate a meaningful contribution. It is considered that there are other more appropriate sites upon which to accommodate these proposed contributions. Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire. The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
Further Main Modifications required:	<p>No</p>

If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3 Updated

Site Reference:	SHR213
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	88%
<i>Percentage of site in Flood Zone 2:</i>	89%
<i>Percentage of site in Flood Zone 1:</i>	11%
<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>	7%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	47%
<i>Percentage of the site within 20m of an historic flood event:</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>Landscape Considerations (Residential) (from the LVSS):</i>	High
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium-High
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Very High
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	High
<i>Highway Comments - Direct Access to Highway Network?</i>	<p>Access arrangements onto Woodcote way will need to be carefully assessed due to the close proximity of the A5112 roundabout and the new Redwings development access. Modifications to the roundabout may be required or access could be incorporated into a modified roundabout.</p>
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<i>Ecology Comments Significant Constraints:</i>	<p>HRA may be required for NOx pollution from increased traffic, in-combination with other sites on White Mere, Sweatmere and Crose Mere and Clarepool Moss, Hencott Pool (possibly others). Only a small area of this site is outside Flood Zone 3 (and, by definition, the Env Network) so very little of this area is likely to be viable.</p>
<i>Ecology Comments Other Constraints:</i>	<p>The north east boundary of this area is Local Wildlife Site and Priority habitat / Core Habitat in the Environmental Network. Mature trees and hedgerow border much of this site. The trees and hedgerows may support bats and nesting birds as well as being habitat in their own right. Hedgerow is Core / Priority Habitat. A water course runs along the south eastern boundary and would require a large buffer.</p>

<i>Ecology Comments Management of Constraints:</i>	Being in the flood plain would be difficult to mitigate for without having impacts further downstream. Buffers would be needed to the river and the water course to the south east. The small area outside the floodplain could be developed with few ecological impacts.
<i>Ecology Comments Opportunities:</i>	The water course could be enhanced to make a feature and its capacity increased to help address flooding issues. In-line pools and 'leaky dams' should be considered. For any areas of open space consider removing fertile topsoil to create low fertility conditions. Soil can be used elsewhere on site where amenity planting is required or to create interesting topography for kids and biodiversity features like hibernacula.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	No known archaeological interest but large size of site suggests it may have some archaeological potential.
<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>	Agricultural land with trees next to river creating a buffer
<i>Tree Comments Management of Constraints:</i>	
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to increase woodland cover and integrate the development into the broader landscape
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Nationally modelled Noise Action Zone to the south.
<i>Public Protection Comments Management of Constraints:</i>	Noise mitigation through stand off distance, glazing and ventilation consideration and layout and orientation of dwellings and combinations thereof to mitigate for all noise sources however may significantly constrain the site.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	This site is located to the east of Shrewsbury. Shrewsbury is located in the centre of Shropshire, with a functional relationship to the Black Country. Shrewsbury benefits from being located on the A5/M54 corridor which provides links to the Black Country (which is some 22 miles away). Shrewsbury also benefits from a railway station which offers regular train services to the Black Country via the Shrewsbury to Wolverhampton line.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

<p>Strategic Considerations:</p>	<p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.</p> <p>Vast majority of site is in flood zones 2 and 3 leaving only around 1ha of developable land.</p> <p>High landscape sensitivity, and medium/high visual sensitivity.</p> <p>The site is approximately 1.0km from the nearest supermarket, 1.5km from the nearest school. Regular bus services operate along Woodcote Way which is adjacent to the site. There is a good pedestrian and cycle network in the vicinity.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Do not allocate</p>
<p>Reasoning</p>	<p>Vast majority of site is in flood zones 2 and 3 leaving only around 1ha of developable land.</p> <p>High landscape sensitivity, and medium/high visual sensitivity.</p> <p>More preferable sites elsewhere.</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
<p>Further Main Modifications required:</p>	<p>No</p>

If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3 Updated

Site Reference:	SHR216
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium-High and Medium-Low
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	High and Medium-Low
<i>Landscape Considerations (Employment) (from the LVSS):</i>	High and Medium
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	High and Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	SHR216 has the potential to deliver 694 homes. Access would be onto Holy Head Road. Land would need to be protected to deliver the Shrewsbury North West Relief Road across the southern part of the site.
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<i>Ecology Comments Significant Constraints:</i>	Possible HRA required due to road emissions from increased traffic (in-combination) on Hencott Pool Ramsar. See LPR HRA. If priority habitats are present then the site should not be developed. If priority habitats not present, the LWS, hedgerows and adjacent woodland will reduce the developable area.
<i>Ecology Comments Other Constraints:</i>	Part of the northern section of the site is within Shelton Rough Local Wildlife Site (and Env. Network core areas). The LWS is directly adjacent to the eastern boundary. The site may contain priority habitats - botanical survey required. Appropriate buffers from the LWS and adjacent woodland will be required. The central hedgerow should be retained and enhanced. Requires botanical survey, ECLA and surveys for bats (trees and transects), GCNs (ponds within 500m), badgers, reptiles, otters and nesting birds. PROWS cross the site.

<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. See accompanying document
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Potential impact on setting of Registered Park and Garden of Berwick Park (NHLE ref. 1001706) No known archaeological interest but large size of site suggests it may have some archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on setting of RPG; archaeological DBA + field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	Numerous scattered mature field trees adjacent to good woodland screening boundary to the river
<i>Tree Comments Other Constraints:</i>	Open field areas
<i>Tree Comments Management of Constraints:</i>	B55837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement.
<i>Tree Comments Opportunities:</i>	Particular attention to size, number and location of dwellings in order to create sustainable juxtaposition of houses and trees
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Possible road noise to southwest of the site and commercial noise to the south.
<i>Public Protection Comments Management of Constraints:</i>	Mitigate noise by location (separation distances to the road) of dwellings, orientation and room layout as well as glazing and boundary treatment.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Poor
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Poor
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Poor
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Poor
Relationship to the Black Country	This site is located to the west of Shrewsbury. Shrewsbury is located in the centre of Shropshire, with a functional relationship to the Black Country. Shrewsbury benefits from being located on the A5/M54 corridor which provides links to the Black Country (which is some 22 miles away). Shrewsbury also benefits from a railway station which offers regular train services to the Black Country via the Shrewsbury to Wolverhampton line.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

<p>Strategic Considerations:</p>	<p>The site offers an opportunity for a greenfield land release on the edge of Shrewsbury. It is recognised the site falls within Bicton parish. Access would be onto Holyhead Road. If allocated land would need to be protected to deliver the Shrewsbury North West Relief Road across the southern part of the site. The site performs poorly for housing and employment in the context of the settlement and the Black Country Contribution within the Stage 2a Sustainability Appraisal. It is recognised the site has a high visual sensitivity rating and a medium/high landscape sensitivity rating. Impact at Spring Coppice and to the east of the site at Shelton Rough adjacent to the River Severn are particular concerns. Some ecological concerns. Impact on Groundwater Source Protection Zone highlighted by EA as significant. Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Land to the south to the south of the site should be protected for the potential future alignment of the NWRR. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Do not allocate</p>
<p>Reasoning</p>	<p>This site was included as a proposed allocation for 300 dwellings in the Preferred Options document in November 2018. However, the site was subject to substantial objection, and in particular significant concern was raised by the Environment Agency regarding the potential impact from development on the Source Protection Zone in the area, and associated impacts on the quality of water supply for the town. Therefore whilst the site does offer some locational benefits, especially in terms of its broadly sustainable location on the edge of Shrewsbury, the weight of material objections weighing negatively in the balance of considerations alongside landscape concerns, and the fact there are other options in the town to deliver housing in a more sustainable manner, it is now considered this site should no longer be proposed for allocation and remain open countryside. Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions. Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire. The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
<p>Further Main Modifications required:</p>	<p>No</p>

If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3 Updated

Site Reference:	SHR217
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	No
<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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Not assessed
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Not assessed
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Not assessed
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Not assessed
<i>Highway Comments - Direct Access to Highway Network?</i>	Potentially 97 homes. Existing access arrangements onto Otley Road are not ideal for traffic to/from Oteley road east.
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<i>Ecology Comments Significant Constraints:</i>	
<i>Ecology Comments Other Constraints:</i>	The site boundaries and part of the site lie within Env. Network corridor. This should be retained and buffered. Requires botanical survey, Ecla and surveys for bats (buildings, 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. 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>	Curtilage mature trees
<i>Tree Comments Other Constraints:</i>	Large central open areas
<i>Tree Comments Management of Constraints:</i>	B55837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement.
<i>Tree Comments Opportunities:</i>	Well screened site - retain to existing trees and create sustainable juxtaposition of houses and trees
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Noise from roads and commercial in close proximity. Possible air quality issues due to close proximity to t significant junction.
<i>Public Protection Comments Management of Constraints:</i>	Mitigate noise by location (separation distances to the road) of dwellings, orientation and room layout as well as glazing and boundary treatment. Air quality monitoring on site required and assessment done using the information.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Good
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Good
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Good
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Good
Relationship to the Black Country	This site is located to the south of Shrewsbury. Shrewsbury is located in the centre of Shropshire, with a functional relationship to the Black Country. Shrewsbury benefits from being located on the A5/M54 corridor which provides links to the Black Country (which is some 22 miles away). Shrewsbury also benefits from a railway station which offers regular train services to the Black Country via the Shrewsbury to Wolverhampton line.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

Strategic Considerations:	<p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.</p> <p>Site no longer available for residential development.</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>No</p>
Potential for Allocation?	<p>No</p>
Recommendation	<p>Do not allocate</p>
Reasoning	<p>Site no longer available for residential development.</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
Further Main Modifications required:	<p>No</p>

If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3 Updated

Site Reference:	SHR218
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	23%
<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>Landscape Considerations (Residential) (from the LVSS):</i>	High
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium-High
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Very High
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	High
<i>Highway Comments - Direct Access to Highway Network?</i>	<p>Potentially 116 homes. Access arrangements onto Woodcote way will need to be carefully assessed due to the close proximity of the A5112 roundabout and the new Redwings development access. Modifications to the roundabout may be required or access could be incorporated into a modified roundabout. Access should be linked with SHR099. The site is approximately 1.0km from the nearest supermarket, 1.5km from the nearest school. Regular bus services operate along Woodcote Way which is adjacent to the site. There is a good pedestrian and cycle network in the vicinity.</p>
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<i>Ecology Comments Significant Constraints:</i>	HRA may be required for NOx pollution from increased traffic, in-combination with other sites on White Mere, Sweatmere and Crose Mere and Clarepool Moss, Hencott Pool (possibly others).
<i>Ecology Comments Other Constraints:</i>	Requires botanical survey, EclA and surveys for GCNs (ponds within 500m), bats, badgers, reptiles and nesting birds. Hedgerows and trees will need to be 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>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site includes historic farmstead of Underdale Hall Farm (HER PRN 26952), where both the farm house and the principal range of farm buildings survive. No other known archaeological interest but medium size suggests site may have some archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (buildings assessment; archaeological DBA + ?evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	Scattered mature trees and groups of trees on site
<i>Tree Comments Other Constraints:</i>	
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arboricultural Impact Assessment, Tree Protection Plan & Arboricultural Method Statement.
<i>Tree Comments Opportunities:</i>	Low density houses retaining existing trees
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Flood risk. Currently site of employment. Noise assessment required for road.
<i>Public Protection Comments Management of Constraints:</i>	
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Good
Relationship to the Black Country	This site is located to the east of Shrewsbury. Shrewsbury is located in the centre of Shropshire, with a functional relationship to the Black Country. Shrewsbury benefits from being located on the A5/M54 corridor which provides links to the Black Country (which is some 22 miles away). Shrewsbury also benefits from a railway station which offers regular train services to the Black Country via the Shrewsbury to Wolverhampton line.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

Strategic Considerations:	<p>Site would represent a significant growth area for the town. Highway access considered achievable. Landscape sensitivity considered high. Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.</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>No</p>
Potential for Allocation?	<p>No</p>
Recommendation	<p>Do not allocate</p>
Reasoning	<p>It is considered more sustainable options exist elsewhere in the town to accommodate the planned level of growth to 2038. Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions. Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire. The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
Further Main Modifications required:	<p>No</p>

If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3 Updated

Site Reference:	SHR219
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	4%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	5%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	10%
<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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium-Low and Medium
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium-Low and 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>	<p>These sites represent a partial fill of the remaining undeveloped land between the Mytton Oak Road and the Radbrook Road. The majority of Nobold Lane (north of Mousecroft Lane) is not fronted by one of these sites so no improvements could be delivered without third party land. Together they would need to provide an new circular link road, between the existing radial roads, in order to facilitate public transport services to the new developments and improve accessibility by car. This is particular important as there is not direct access to the A5 bypass from Longden Road and there level of development that could be accommodated by the Longden Road route going north east to Roman Road will be limited by existing highway capacity. These sites are over 2.0km to the nearest primary school and convenience store as third party land would be required to make suitable improvements to the existing PRoW access to Radbrook Green. Frequent bus service operate along Hanwood Road but these are around 800m from the centre of the sites. It would therefore be preferable for this area to be developed as a sustainable urban extension to include local facilities and through route public transport services.</p>
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<i>Ecology Comments Significant Constraints:</i>	<p>If priority habitats are present then these areas should not be developed. HRA may be required for NOx pollution from increased traffic, in-combination with other sites on White Mere, Sweatmere and Crose Mere and Clarepool Moss, Hencott Pool (possibly others). Protection of ponds on the site will reduce the no. of houses possible.</p>
<i>Ecology Comments Other Constraints:</i>	<p>The site may contain priority habitats - botanical survey required. There are ponds on the site. Retention and protection of the ponds (with appropriate buffers) will reduce the no. of houses possible. A significant proportion of the site is made up of wet woodland / swamp which is almost certainly core / priority habitat. A large proportion of the area may Env. Network core habitat and/or corridor as the grassland is indicated as possibly being of interest. If the grassland is of interest, only the north eastern arable field would be available for development. Requires EclA and surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds. Hedgerows, trees and ponds will need to be buffered.</p>

<i>Ecology Comments Management of Constraints:</i>	If priority habitats are present, those areas of the site should not be developed. 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>	The wet woodland could be improved for wildlife and potentially for people with a boardwalk through the area created. Woodland planting along the southern boundary would help the network here and also reduce road noise. The footpath should form part of a significant green corridor that links this site to sustainable transport routes into town. Woodland planting should be considered adjacent to the woodland block to the south west.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Possible impacts on settings of Grade II Listed Nobold Hall (NHLE ref. 1270731) and Nobold Grange (NHLE ref. 1254531). Site detached from built edge of town and would potentially impact on the setting of the historic hamlet of Nobold and includes historic farmstead of Day House (HER PRN 27747). Potential impact on setting of Grade II Listed Newton farmhouse (NHLE ref. 1176148). Site crossed by the projected line of possible Roman road (HER PRN 00057) and includes the projected line of a Roman road (HER PRN 00098) and two cropmark enclosure of likely Iron Age/ Roman date. (HER PRNs 00006 & 00009). The site is also bounded to the north by a second possible Roman road (HER PRN 00057). No other known archaeological interest but large size of site and proximity to the Roman road suggests it may have some archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on settings of LBs & CA; Level 2 historic building appraisal if demo of Day House farm proposed; and archaeological DBA + field evaluation). NB part of the site previously used as site compound during A5 construction.
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Hedgerows and mature hedgerow trees, scattered mature field trees and areas of woodland around seasonal pond and adjacent to highway.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arboricultural Impact Assessment, Tree Protection Plan & Arboricultural Method Statement.
<i>Tree Comments Opportunities:</i>	tree planting across the site, increase area of woodland along highway.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Noise from road, assessment required, more suitable for employment. Odours from cattle market.
<i>Public Protection Comments Management of Constraints:</i>	
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	This site is located to the south-west of Shrewsbury. Shrewsbury is located in the centre of Shropshire, with a functional relationship to the Black Country. Shrewsbury benefits from being located on the A5/M54 corridor which provides links to the Black Country (which is some 22 miles away). Shrewsbury also benefits from a railway station which offers regular train services to the Black Country via the Shrewsbury to Wolverhampton line.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

<p>Strategic Considerations:</p>	<p>The site is a combination of several previously assessed parcels would represent a major expansion of Shrewsbury in a new direction.</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Do not allocate</p>
<p>Reasoning</p>	<p>The site is being promoted in a comprehensive package of sites alongside adjoining land. However, this it is considered the site is significantly divorced from the town.</p> <p>There are also heritage concerns regarding potential impact on the Roman Road, and noise impacts from the A5 and rail line.</p> <p>It is not considered this site represents the most sustainable option for the town's growth given the presence of other options.</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
<p>Further Main Modifications required:</p>	<p>No</p>

If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3 Updated

Site Reference:	SHR221
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	3%
<i>Percentage of the site in the 100 year surface flood risk zone:</i>	5%
<i>Percentage of the site in the 1,000 year surface flood risk zone:</i>	10%
<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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium-Low
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium-Low
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	<p>These sites represent a partial fill of the remaining undeveloped land between the Mytton Oak Road and the Radbrook Road. Together they would need to provide an new circular link road, between the existing radial roads, in order to facilitate public transport services to the new developments and improve accessibility by car. These sites are over 1.5km to the nearest primary school and convenience store. Frequent bus service operate along Mytton Oak Road and Hanwood Road but these are around 800m from the centre of the sites. It would therefore be preferable for this area to be developed as a sustainable urban extension to include local facilities and through route public transport services.</p>
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<i>Ecology Comments Significant Constraints:</i>	<p>If priority habitats are present then these areas should not be developed.</p> <p>HRA may be required for NOx pollution from increased traffic, in-combination with other sites on White Mere, Sweatmere and Crose Mere and Clarepool Moss, Hencott Pool (possibly others).</p> <p>Protection of ponds on the site (one of which is a confirmed GCN breeding pond) will greatly reduce the no. of houses possible.</p>
<i>Ecology Comments Other Constraints:</i>	<p>There are ponds on the site (one of which is a confirmed GCN breeding pond) Retention and protection of the ponds (with appropriate buffers) will greatly reduce the no. of houses possible.</p> <p>. Requires EclA and surveys for bats, GCNs (ponds within 500m), badgers, reptiles and nesting birds.</p> <p>Hedgerows, trees and ponds will need to be buffered.</p>

<i>Ecology Comments Management of Constraints:</i>	If priority habitats are present, those areas of the site should not be developed. 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>	Site includes park like ground and may affect the setting of Ley Grange - a non-designated historic house of some status. No known archaeological interest but large size suggests site may have some archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (setting assessment; archaeological DBA + evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Numerous mature trees in hedgerows and across the existing fields, would limit development opportunities
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arboricultural Impact Assessment, Tree Protection Plan & Arboricultural Method Statement.
<i>Tree Comments Opportunities:</i>	Tree planting across site.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	No comment, no apparent noise sources identified.
<i>Public Protection Comments Management of Constraints:</i>	
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	This site is located to the west of Shrewsbury. Shrewsbury is located in the centre of Shropshire, with a functional relationship to the Black Country. Shrewsbury benefits from being located on the A5/M54 corridor which provides links to the Black Country (which is some 22 miles away). Shrewsbury also benefits from a railway station which offers regular train services to the Black Country via the Shrewsbury to Wolverhampton line.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

Strategic Considerations:	<p>The site is adjacent to the proposed allocated land of SHR060/158/160.</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.</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>No</p>
Potential for Allocation?	<p>No</p>
Recommendation	<p>Do not allocate</p>
Reasoning	<p>Whilst adjoining the proposed allocation of SHR060/158/160, the site has not been considered against the emerging site promotion and urban design considerations for the preferred site option.</p> <p>The site is not required for access from Mytton Oak Road, and there is no evidence of any joint land promotion with adjoining land. As such it is not considered necessary for this site to come forward as part of the proposed site allocation at Edgebold.</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
Further Main Modifications required:	<p>No</p>

If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3 Updated

Site Reference:	SHR222
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	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>	3%
<i>Percentage of the site within 20m of an historic flood event:</i>	5%
<i>Percentage of the site within 20m of a detailed river network:</i>	1%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	High
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium-High
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Very High
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	High
<i>Highway Comments - Direct Access to Highway Network?</i>	<p>The site benefits from direct access onto Berwick Road. Berwick road has sufficient capacity to accommodate potential development, but consideration would need to be given to the likely impact on the Berwick Road/Coton Hill Junction, and wider Highways network, depending on the scale of the development.</p>
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<i>Ecology Comments Significant Constraints:</i>	<p>HRA may be required for NOx pollution from increased traffic, in-combination with other sites, on White Mere, Sweatmere and Crose Mere and Clarepool Moss, Hencott Pool (possibly others). See LPR HRA.</p> <p>The central and boundary hedgerows (Env. Network) should be retained and appropriately buffered.</p>
<i>Ecology Comments Other Constraints:</i>	<p>EclA and botanical survey required and surveys for badgers, bats, nesting birds, GCNs and reptiles</p>

<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancements. Protect, enhance and restore Env. Network in accordance with CS17 and MD12.
<i>Ecology Comments Opportunities:</i>	Enhance Env. Network
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	A large site which includes a cropmark enclosure of likely Iron Age/ roman date (HER PRN 02209)
<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>	Significant curtilage trees and central belt of trees on site
<i>Tree Comments Other Constraints:</i>	
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of exiting mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the town.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road noise.
<i>Public Protection Comments Management of Constraints:</i>	Noise assessment and ProPG design.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Poor
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Poor
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Poor
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Poor
Relationship to the Black Country	This site is located to the north-west of Shrewsbury. Shrewsbury is located in the centre of Shropshire, with a functional relationship to the Black Country. Shrewsbury benefits from being located on the A5/M54 corridor which provides links to the Black Country (which is some 22 miles away). Shrewsbury also benefits from a railway station which offers regular train services to the Black Country via the Shrewsbury to Wolverhampton line.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

Strategic Considerations:	<p>The site is significant in scale and therefore could offer an opportunity as an alternative to other large scale site options. The site has high landscape sensitivity and medium-high visual sensitivity for residential use. The site performs poorly for housing and employment in the context of the settlement and the Black Country Contribution within the Stage 2a Sustainability Appraisal. Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.</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>No</p>
Potential for Allocation?	<p>No</p>
Recommendation	<p>Do not allocate</p>
Reasoning	<p>The site has a high landscape sensitivity and medium-high visual sensitivity for residential use. It is considered there are more appropriate options elsewhere in the town to accommodate significant growth. Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions. Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire. The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
Further Main Modifications required:	<p>No</p>

If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3 Updated

Site Reference:	SHR223
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium-High
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium-High
<i>Landscape Considerations (Employment) (from the LVSS):</i>	High
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	High
<i>Highway Comments - Direct Access to Highway Network?</i>	SHR223 is part of SHR216 which has the potential to deliver 694 homes. Access would be onto Holyhead Road. Land would need to be protected to deliver the Shrewsbury North West Relief Road across the southern part of the site.
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<i>Ecology Comments Significant Constraints:</i>	Possible HRA required due to road emissions from increased traffic (in-combination) on Hencott Pool Ramsar. See LPR HRA. If priority habitats are present then the site should not be developed. If priority habitats not present, the LWS, hedgerows and adjacent woodland will reduce the developable area.
<i>Ecology Comments Other Constraints:</i>	Part of the northern section of the site is within Shelton Rough Local Wildlife Site (and Env. Network core areas). The LWS is directly adjacent to the eastern boundary. The site may contain priority habitats - botanical survey required. Appropriate buffers from the LWS and adjacent woodland will be required. The central hedgerow should be retained and enhanced. Requires botanical survey, ECLA and surveys for bats (trees and transects), GCNs (ponds within 500m), badgers, reptiles, otters and nesting birds. PROWS cross the site.

<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. See accompanying document
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Potential impact on setting of Registered Park and Garden of Berwick Park (NHLE ref. 1001706) No known archaeological interest but large size of site suggests it may have some archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on setting of RPG; archaeological DBA + field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	Numerous scattered mature field trees adjacent to good woodland screening boundary to the river
<i>Tree Comments Other Constraints:</i>	Open field areas
<i>Tree Comments Management of Constraints:</i>	BSS837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement.
<i>Tree Comments Opportunities:</i>	Particular attention to size, number and location of dwellings in order to create sustainable juxtaposition of houses and trees
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road noise.
<i>Public Protection Comments Management of Constraints:</i>	
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Poor
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Poor
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	This site is located to the west of Shrewsbury. Shrewsbury is located in the centre of Shropshire, with a functional relationship to the Black Country. Shrewsbury benefits from being located on the A5/M54 corridor which provides links to the Black Country (which is some 22 miles away). Shrewsbury also benefits from a railway station which offers regular train services to the Black Country via the Shrewsbury to Wolverhampton line.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

Strategic Considerations:	<p>Site proposed for retirement living accommodation is considered to be medium-high landscape and visual sensitivity. The entirety of the site is in source protection zone 2 and parts are in source protection zone 3, although it is noted that the extent of built form could avoid elements of the site in source protection zone 3.</p> <p>The site performs poorly for housing and employment in the context of the settlement within the Stage 2a Sustainability Appraisal. However, it performs fair in the context of the Black Country Contribution within the Stage 2a Sustainability Appraisal.</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.</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>No</p>
Potential for Allocation?	<p>No</p>
Recommendation	<p>Do not allocate</p>
Reasoning	<p>Landscape and visual sensitivity is medium/high. It is considered there are more appropriate options elsewhere in the town to accommodate growth.</p> <p>Any future retirement residential proposals on this site, including affordable, can be considered against relevant policies of the Local plan.</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
Further Main Modifications required:	<p>No</p>

If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3 Updated

Site Reference:	SHR224
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	1%
<i>Percentage of site in Flood Zone 2:</i>	7%
<i>Percentage of site in Flood Zone 1:</i>	93%
<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>	7%
<i>Percentage of the site within 20m of an historic flood event:</i>	63%
<i>Percentage of the site within 20m of a detailed river network:</i>	1%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium-Low
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium-High
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	<p>The site benefits from direct access onto the A528. It is assumed development will utilise existing access off A528 - Ellesmere Road. Depending on scale of development, consideration may need to be given to pedestrian facilities within close proximity to the site.</p>
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<i>Ecology Comments Significant Constraints:</i>	
<i>Ecology Comments Other Constraints:</i>	<p>EclA and botanical survey required and surveys for badgers, bats, nesting birds, GCNs and reptiles</p>

<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancements. Protect, enhance and restore Env. Network in accordance with CS17 and MD12.
<i>Ecology Comments Opportunities:</i>	Enhance Env. Network
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Find spot of a Roman brooch on site (HER PRN 04207). No other known archaeological interest but large size suggests it may have potential.
<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>	Site adjacent to important protected woodland to the south
<i>Tree Comments Other Constraints:</i>	Scattered trees and hedges on site
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 Tree Survey / Arb Impact Assessment and Tree Protection Plan. Development density and layout needs to be considered so that it allows room for retention of existing mature trees
<i>Tree Comments Opportunities:</i>	Tree planting opportunities across the site to ensure that development can meet tree cover targets in planning policy framework and help to improve urban forest resource within the town.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Road noise (proximity to licensed premises and holiday venue).
<i>Public Protection Comments Management of Constraints:</i>	
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Poor
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	This site is located to the north-west of Shrewsbury. Shrewsbury is located in the centre of Shropshire, with a functional relationship to the Black Country. Shrewsbury benefits from being located on the A5/M54 corridor which provides links to the Black Country (which is some 22 miles away). Shrewsbury also benefits from a railway station which offers regular train services to the Black Country via the Shrewsbury to Wolverhampton line.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

Strategic Considerations:	<p>Site has planning permission for retirement living accommodation.</p> <p>The site remains fairly divorced from the main built form, even when read against the proposed development site SHR173. The site performs poorly employment in the context of the settlement within the Stage 2a Sustainability Appraisal. However, it performs fair for housing in the context of the settlement and housing and employment in the context of the Black Country Contribution within the Stage 2a Sustainability Appraisal.</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.</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>No</p>
Potential for Allocation?	<p>No</p>
Recommendation	<p>Do not allocate</p>
Reasoning	<p>The site remains fairly divorced from the main built form, even when read against the proposed development site SHR173. The site has planning permission for retirement living accommodation.</p> <p>It is considered there are more appropriate options elsewhere in the town to accommodate growth.</p> <p>Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
Further Main Modifications required:	<p>No</p>

If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Site Assessment - Stage 3 Updated

Site Reference:	SHR225
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	2%
<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>	8%
<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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium-Low
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium-Low
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium
<i>Highway Comments - Direct Access to Highway Network?</i>	See sites SHR025, SHR027, SHR157, SHR149, SHR188, SHR190 and SHR192.
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	
<i>Ecology Comments Significant Constraints:</i>	See sites SHR025, SHR027, SHR157, SHR149, SHR188, SHR190 and SHR192.
<i>Ecology Comments Other Constraints:</i>	See sites SHR025, SHR027, SHR157, SHR149, SHR188, SHR190 and SHR192.

<i>Ecology Comments Management of Constraints:</i>	See sites SHR025, SHR027, SHR157, SHR149, SHR188, SHR190 and SHR192.
<i>Ecology Comments Opportunities:</i>	See sites SHR025, SHR027, SHR157, SHR149, SHR188, SHR190 and SHR192.
<i>Heritage Comments Significant Constraints:</i>	See sites SHR025, SHR027, SHR157, SHR149, SHR188, SHR190 and SHR192.
<i>Heritage Comments Other Constraints:</i>	See sites SHR025, SHR027, SHR157, SHR149, SHR188, SHR190 and SHR192.
<i>Heritage Comments Management of Constraints:</i>	See sites SHR025, SHR027, SHR157, SHR149, SHR188, SHR190 and SHR192.
<i>Heritage Comments Opportunities:</i>	See sites SHR025, SHR027, SHR157, SHR149, SHR188, SHR190 and SHR192.
<i>Tree Comments Significant Constraints:</i>	See sites SHR025, SHR027, SHR157, SHR149, SHR188, SHR190 and SHR192.
<i>Tree Comments Other Constraints:</i>	See sites SHR025, SHR027, SHR157, SHR149, SHR188, SHR190 and SHR192.
<i>Tree Comments Management of Constraints:</i>	See sites SHR025, SHR027, SHR157, SHR149, SHR188, SHR190 and SHR192.
<i>Tree Comments Opportunities:</i>	See sites SHR025, SHR027, SHR157, SHR149, SHR188, SHR190 and SHR192.
<i>Public Protection Comments Significant Constraints:</i>	See sites SHR025, SHR027, SHR157, SHR149, SHR188, SHR190 and SHR192.
<i>Public Protection Comments Other Constraints:</i>	See sites SHR025, SHR027, SHR157, SHR149, SHR188, SHR190 and SHR192.
<i>Public Protection Comments Management of Constraints:</i>	See sites SHR025, SHR027, SHR157, SHR149, SHR188, SHR190 and SHR192.
<i>Public Protection Comments Opportunities:</i>	See sites SHR025, SHR027, SHR157, SHR149, SHR188, SHR190 and SHR192.
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	This site is located to the south-west of Shrewsbury. Shrewsbury is located in the centre of Shropshire, with a functional relationship to the Black Country. Shrewsbury benefits from being located on the A5/M54 corridor which provides links to the Black Country (which is some 22 miles away). Shrewsbury also benefits from a railway station which offers regular train services to the Black Country via the Shrewsbury to Wolverhampton line.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.

Strategic Considerations:	<p>A large strategic site located within and beyond the extent of the A5 by-pass. Site consists of numerous smaller sites: SHR025, SHR027, SHR157, SHR149, SHR188, SHR190 and SHR192. See strategic considerations for these sites. Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation.</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>No</p>
Potential for Allocation?	<p>No</p>
Recommendation	<p>Do not allocate</p>
Reasoning	<p>The extent of the site goes beyond the extent of the A5 by-pass, which is considered to cause a significant degree of physical and perceived severance from the main urban area. It is not considered necessary to grow the town beyond the A5 by-pass at this stage, especially in the light of the availability of more sustainable options to the west of the town. With regard to the remainder of the site, the site to the north between Hanwood Road and Mytton Oak Road is preferred for significant and comprehensive planned new development, there is no requirement to release this land at this time in order to meet the proposed development needs of the town up to 2038. The preferred land to the north is considered to offer greater potential benefits to the town and can support the objectives of the Big Town Plan and to achieve a comprehensively planned development. Given Shrewsbury's functional relationship and strong transport links to the Black Country, this site could be suitably located to accommodate some of the proposed contribution to the unmet development needs forecast to arise within the Black Country, should it be identified as a proposed site allocation. However, it is considered that there are other more appropriate sites upon which to accommodate these proposed contributions. Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire. The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
Further Main Modifications required:	<p>No</p>

If proposed for Allocation, Potential Capacity:	
If proposed for Allocation Design Requirements:	

Shropshire Local Plan

Additional Sustainability Appraisal Report: Appendix 10

Updated Stage 3 Site
Assessment: Potential Strategic
Sites including Strategic
Settlements



Site Assessment - Stage 3 Updated	
Site Reference:	BWU001
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	2%
<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>	3%
<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>	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 within 20m of a detailed river network:</i>	4%
<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 site is not located within the Green Belt.
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Not Assessed
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Not Assessed
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Not Assessed
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Not Assessed
<i>Highway Comments - Direct Access to Highway Network?</i>	<p>If 66% of the site was housing this site could accommodate 2,713 homes. The site does not have highway frontage but it appears that links could be made across neighbouring land to the B4380 and B5061. If this land was available to make these links, of approximately 500m each then two suitable highway access junctions should be achievable.</p> <p>If developed as a strategic site it is assumed that some local services / facilities would be provided within a master plan that gave priority to sustainable modes of transport for local trips to these facilities. However, in the initial phases of the development it is likely that facilities and services from outside the locality will need to be used. The nearest convenience store of any significance would be in Wellington, over 8km from the site. The nearest bus service is on the A5061 around 800km from the centre of the site. It is unlikely that the scale of development would support a school or GP surgery and the nearest GP & School are over 6km from the site in Cressage via the B4380 which has no footways.</p>
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<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):	
<i>Ecology Comments Significant Constraints:</i>	Possible HRA required due to road emissions from increased traffic (in-combination) on Hencott Pool. See LPR HRA. Protection of the woodland, ponds and Env. Network will reduce the no. of houses possible.
<i>Ecology Comments Other Constraints:</i>	<p>Patches of woodland on the site (possibly priority habitats) will need to be retained and buffered.</p> <p>There is a watercourse along the northern boundary which forms an Env. Network corridor.</p> <p>There are ponds on the site. Retention and protection of the ponds (with appropriate buffers) will reduce the no. of houses possible.</p> <p>Requires EclA and surveys for bats, GCNs (ponds within 500m), otters, white-clawed crayfish, water voles, badgers and nesting birds.</p> <p>Trees, hedgerows, woodland, watercourse and ponds will need to be buffered.</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>	
<i>Heritage Comments Significant Constraints:</i>	Site likely to have a substantial negative impact on setting of the Scheduled Monument of Site of Roman town of Wroxeter (Viroconium) (NHLE ref. 1003705). Number of known cropmark sites which may be associated with the Roman city situated within site boundary, whilst very large size of site and proximity to Wroxeter suggests it otherwise has high archaeological potential.
<i>Heritage Comments Other Constraints:</i>	
<i>Heritage Comments Management of Constraints:</i>	Do not allocate.
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	Important green corridor on northern curtilage two blocks of woodland and scattered trees and hedgerows between fields
<i>Tree Comments Other Constraints:</i>	
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arboricultural Impact Assessment, Tree Protection Plan & Arboricultural Method Statement.
<i>Tree Comments Opportunities:</i>	Net gain for biodiversity - retain existing features and join green corridors
<i>Public Protection Comments Significant Constraints:</i>	Distant noise source to north. No apparent history of contamination.
<i>Public Protection Comments Other Constraints:</i>	Distant noise source to north. No apparent history of contamination.
<i>Public Protection Comments Management of Constraints:</i>	
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	Located in central Shropshire, an area with a functional relationship to the Black Country. Located south of but some distance from the A5 / M54 corridor from Shrewsbury to Wolverhampton. The site is linked to this corridor by rural roads. Nearest railway station providing direct links to the Black country is some distance away at Wellington.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	As a large potentially strategic site/settlement, it has capacity to accommodate a significant quantity of housing and employment, sufficient to contribute to the needs of both Shropshire and/or the Black Country.

<p>Strategic Considerations:</p>	<p>The site is sufficiently large that it could form a strategic settlement. The site is located between Shrewsbury and Telford, south of the A5. The site is located in proximity to but some distance from the M54/A5 strategic corridor and any connection to it would be via B roads. Given the distance from the strategic corridor and nature of potential connections, it is unclear whether the site would be attractive as a centre for employment or whether it would be sustainable or attractive as a location to accommodate all or part of the proposed contribution to the unmet housing and/or employment contributions forecast to arise within the Black Country. The site does not have a highway frontage but it appears that links could be made across neighbouring land to the B4380 and B5061. If this land was available to make these links, of approximately 500m each then two suitable highway access junctions should be achievable. Around half of the site is located within a source protection zone (primarily zone 3, however part of the north-west of the site is located in zone 2). Possible HRA required due to road emissions from increased traffic (in-combination) on Hencott Pool. The site contains woodland, mature trees, ponds and the stream brook along the northern boundary forms an environmental network corridor. Site likely to have a substantial negative impact on setting of the Scheduled Monument of Site of Roman town of Wroxeter (Viroconium). There are a number of known cropmark sites which may be associated with the Roman city situated within site boundary and due to its very large size and proximity to Wroxeter it is likely to have high archaeological potential.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Ensuring future occupiers have appropriate access to services and facilities and employment opportunities. Ensuring appropriate pedestrian and cycle links and connections to public transport. Ensuring necessary works to the highway network are undertaken (including achieving appropriate site accesses and improvements to Tern Hill roundabout). Provision of green infrastructure.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Formation of a new settlement through a mixed used development to provide local services and facilities; employment land; new homes; and extensive green infrastructure. Infrastructure provision on and to support the site. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Retain as Countryside</p>

Reasoning	<p>The site is located in proximity to but some distance from the M54/A5 strategic corridor. Given the distance from the strategic corridor, it is unclear whether the site would be attractive as a centre for employment.</p> <p>The site is located in proximity to but some distance from the M54/A5 strategic corridor and any connection to it would be via B roads. Whilst the site is large, given the distance from the strategic corridor and nature of potential connections, it is unclear whether the site would be attractive as a centre for employment or whether it would be sustainable or attractive as a location to accommodate all or part of the proposed contribution to the unmet housing and/or employment contributions forecast to arise within the Black Country. Development of alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site likely to have a substantial negative impact on setting of the Scheduled Monument of Site of Roman town of Wroxeter (Viroconium). There are a number of known cropmark sites which may be associated with the Roman city situated within site boundary and due to its very large size and proximity to Wroxeter it is likely to have high archaeological potential.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
Further Main Modifications Required	No
If proposed for Allocation, Potential Capacity:	N/A
If proposed for Allocation Design Requirements:	N/A

Site Assessment - Stage 3 Updated	
Site Reference:	P26 (Amended)
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	2%
<i>Percentage of site in Flood Zone 2:</i>	2%
<i>Percentage of site in Flood Zone 1:</i>	98%
<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>	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 within 20m of a detailed river network:</i>	3%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Green Belt Considerations (from the GB Assessment/Review):</i>	<p>Within the Green Belt Assessment undertaken for Shropshire this site is considered within three Green Belt Parcels (P4, P8 and P25). The assessment indicates that these parcels make no contribution against purposes 1a and 1b; make no contribution or perform weakly against purposes 2 and 4; and perform either moderately or strongly against purpose 3.</p> <p>Within the Green Belt Review undertaken for Shropshire elements of this site is considered within the two parcels (Parcel P4 was not specifically assessed) and the majority is also considered within opportunity area (J3-1).</p> <p>The review of the relevant parcels indicates that there would be either moderate-high or high harm to the Green Belt resulting from release (it is considered likely that there would be high harm to the Green Belt resulting from release, associated with Parcel P4). Release would lead to significant encroachment on the countryside; could affect the integrity of neighbouring Green Belt land; and would also lead to the creation of a new area inset into the Green Belt.</p> <p>The review of the relevant opportunity area indicates there would be high harm to the Green Belt resulting from release.</p>
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium-High
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium-High
<i>Highway Comments - Direct Access to Highway Network?</i>	<p>The site is adjacent to the A41 immediately north of junction 3 of the M54 and the views of Highways England would need to be sought. This section of the A41 is subject to the national speed limit. The site controls sufficient land to facilitate new and/or improved access points onto the A41 together with appropriate speed limits and pedestrian crossing facilities.</p> <p>If this site was developed as a strategic settlement it is assumed that local services / facilities would be provided within a master plan that gave priority to sustainable modes of transport for local trips to these facilities. However, in the initial phases of the development it is likely that facilities and services from outside the locality will need to be used. In these circumstances the nearest schools are over 4.0km from the site in Shifnal or Albrighton to which school transport would need to be provided. The nearest GP surgeries are also in Shifnal or Albrighton and a similar distance away. The site is adjacent to the A41 which has no pedestrian crossing facilities. An hourly bus service (891) operates along the A41 and Stanmore Lane between Shifnal (Telford) and Albrighton (Wolverhampton) but some parts of these sites would be 3.0km from the existing service route. The site is not linked to Albrighton or Shifnal by a continuous footway or cycle route.</p>
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<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):	
<i>Ecology Comments Significant Constraints:</i>	<p>Only reduced numbers of housing possible as protection of Environmental Network (two water courses and south eastern tip unlikely to be fully possible in open space provision). Due to the large size of the proposed development area, HRA may be required for recreational impacts, particularly on Cannock Chase - this will need to be checked with NE. HRA may also require bespoke modelling for traffic emissions and water cycle.</p>
<i>Ecology Comments Other Constraints:</i>	<p>EclA required. Surveys for GCN (in ponds on site and within 500m), Dormice, Badgers (known records), Bats (records on site), nesting birds, vascular plants, reptiles, Otters, Water Voles and White-clawed Crayfish (many records along watercourse). Hedges, tree lines and water courses provide valuable ecological networks. Environmental Network crosses the site and lies adjacent to it.</p>

<i>Ecology Comments Management of Constraints:</i>	Protected species mitigation and enhancement. Retain and enhance all hedgerows/tree lines within the site and on boundaries. Retain mature trees in field. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12. Wooded corridors along the streams, including Church Pool, are to be retained, protected and buffered. Retain good quality habitat within the south-eastern tip. Maintenance of dark commuting routes, linked to water courses. Protection/mitigation for White-clawed crayfish if any drainage connections to the water courses. Pollution prevention including oil and silt interceptors.
<i>Ecology Comments Opportunities:</i>	Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12. Include major footpaths within connections. Provide a network of open space and green corridors connecting with the Env. Network and buffer the wooded banks of the streams to minimise recreational and other impacts.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Very large site that incorporates numerous designated (7 GII Listed Buildings) and non-designated heritage assets (including those with archaeological interest). Site also in close proximity to the Boundary of the Tong Conservation Area which contains a further cluster of listed buildings (including 1 GI and 1 GII* LB), and site also has some potential to affect the setting of the Grade II* Registered Park and Garden and Conservation Area of Weston Park/Weston-under-Lizard. Substantial number of metal detectorists finds. Development will potentially directly and indirectly impact on the significance of a range of these assets.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on settings of LBs; impacts on non-designated parklands and historic landscape character; archaeological DBA + field evaluation).
<i>Heritage Comments Opportunities:</i>	Well designed development might offer opportunities to improve/ restore the non-designated parkland settings of some LBs. S106 agreements could be used to secure enhancements (including management, access and interpretation) for SMs and other heritage assets.
<i>Tree Comments Significant Constraints:</i>	TPO trees to rear of the Bell Inn / filling station.
<i>Tree Comments Other Constraints:</i>	Corridor of mature woodland runs north / south through site and block of woodland to southern corner. Connectivity to the south interrupted by M54. Numerous trees, groups of trees and hedgerows around and within site. Large water body and areas of mature woodland within south-eastern corner of site.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. Ensure reasonable development stand-off from woodland. Development stand-offs required from the water and woodland habitats.
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to enhance tree cover in association with future development. Incorporate good trees and tree groups as part of open space within development and plan strategically for a network of connected green infrastructure. Extend woodland cover and create suitable buffer with built development. Look to connect to large block of woodland to the north / west of the site. Seek to expand woodland cover by new planting to extend and link existing woodland where suitable.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Possible land contamination where land has been previously developed. Noise and air quality concerns where the site adjoins the M54 and A41.
<i>Public Protection Comments Management of Constraints:</i>	Remediation likely to be available for contaminated land. Appropriate assessments will be necessary. Noise mitigation likely to be available. As a first option it is recommended that noise sensitive receptors (residential properties) are provided with sufficient distance from noise sources to avoid issues. Where this is not possible good design and layout including orientation and layout of development, glazing barriers including fencing and bunding, mechanical ventilation. Air quality concerns can be removed by ensuring there is appropriate distance between proposed residential properties and main roads.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Poor
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Poor
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Poor
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Poor
Relationship to the Black Country	Located in eastern Shropshire, an area with a functional relationship to the Black Country. Located on the A5 / M54 corridor from Shrewsbury to Wolverhampton and as such benefits from good links onto this corridor and into the Black Country. The site is in proximity of railway stations at Cosford, Albrighton and Shifnal, although all are separated from the site by the M54 corridor (it is noted that there are underpasses that could service such movements) and would likely require some other form of transport to access them (it is noted that the site promoters have proposed a number of mechanisms to facilitate this, including a shuttle bus).
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	As a large potentially strategic site/settlement, it has capacity to accommodate a significant quantity of housing and employment, sufficient to contribute to the needs of both Shropshire and/or the Black Country.

<p>Strategic Considerations:</p>	<p>The site is sufficiently large that it could form a strategic settlement. The site is located on the M54/A5 strategic corridor. The site has been promoted for the formation of a planned settlement containing around 50ha (or 75ha) of employment, around 3,000 dwellings, and a local centre to provide services, facilities and infrastructure. It is understood that extensive areas of land within the site promotion are not proposed for development but represent opportunity areas for providing public benefit - this includes land to the east of the A41 and land at and in proximity to Lizard's Hill, relevant proposals for this land could occur whilst it remains in the Green Belt. As such the extent of the site promotion for development/release from the Green Belt is substantially smaller than the total site area, being around 370ha. This has been recognised within the assessment. The opportunity associated with this corridor is recognised within the Economic Growth Strategy for Shropshire and the M54 corridor study. The M54 corridor benefits from good access to transport infrastructure; its proximity to existing international businesses dominant in growth sectors such as advanced manufacturing and engineering; and proximity to higher education and training institutions including key assets such as RAF Cosford, Wolverhampton University and Harper Adams University. The sites location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country. All or part of the site is located within a source protection zone. The site is located within the Green Belt. The review of the relevant parcels indicates that there would be either moderate-high and/or high harm to the Green Belt resulting from release, dependent on the extent of release - if the total site promoted were released it would result in high harm to the Green Belt. It is considered that the site controls sufficient land to provide an access onto the A41. There is also a need to consider pedestrian crossing facilities and speed limits. Furthermore, Highways England views will be required on the relationship between the site and Junction 3 of the M54 / the M54 itself. Services and facilities would need to be provided on the site to create a sustainable community. The site performs poorly for residential and employment within Stage 2a: Sustainability Appraisal in the context of potential strategic sites/settlements and the contribution to the Black Country. It is acknowledged that this in part relates to the fact that the site promotion includes land which is not proposed for development but to provide wider public benefit, this has informed overarching conclusions. It is also acknowledged that this rating is also in part as a result of the limited access to services and facilities, which could of course be provided on the site, this has also informed overarching conclusions. HRA will be required due to site size. Parts of the site are within an environmental network (two watercourses and the southern tip of the site). The site contains hedgerows, mature trees, wooded corridors, a large water body and blocks of woodland (some of these trees are subject to TPO protection). The site may also contain protected species and priority habitats. The site contains and/or is in proximity of many designated and non-designated heritage assets including listed buildings, scheduled monuments, a conservation area and a registered park. The site is also of archaeological interest and there is a need to consider non-designated parkland and historic landscape character. Elements of the site may be subject to contamination. Noise and air quality will need to be considered due to proximity to the M54 and A41.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Ensuring future occupiers have appropriate access to services and facilities and employment opportunities. Ensuring appropriate pedestrian and cycle links and connections to public transport. Ensuring necessary works to the highway network are undertaken (including achieving appropriate site accesses and improvements to Tern Hill roundabout). Provision of green infrastructure. Relevant supporting studies should be undertaken and their recommendations implemented. Infrastructure capacity assessment to identify key impacts and investment requirements. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Formation of a new community focused on a 50ha strategic employment site and supported by a skills hub and a series of residential neighbourhoods. Provision of local services and facilities. Infrastructure and a range of on-site facilities would be provided as part of the site. Significant amount of Open Space. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Retain as Green Belt</p>

Reasoning	<p>In weighing up the site specific considerations, both positive and negative, and giving consideration to the consultation responses on this matter, it is considered there is insufficient justification to progress an exceptional circumstances argument for the release of this land from the Green Belt.</p> <p>Whilst the site's size and location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, it is considered that there are other non-Green Belt locations/more appropriate locations to accommodate the proposed contributions to unmet needs forecast to arise within the Black Country.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
Further Main Modifications Required	No
If proposed for Allocation, Potential Capacity:	N/A
If proposed for Allocation Design Requirements:	N/A

Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);
 Purpose 2 (merging of neighbouring towns);
 Purpose 3 (regularising countryside from encroachment);
 Purpose 4 (preserving setting/character of historic towns); and
 Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

*Green Belt Purposes (where applicable):

Site Assessment - Stage 3 Updated	
Site Reference:	P26 (Amended) V2
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	2%
<i>Percentage of site in Flood Zone 2:</i>	2%
<i>Percentage of site in Flood Zone 1:</i>	98%
<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>	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 within 20m of a detailed river network:</i>	2%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Green Belt Considerations (from the GB Assessment/Review):</i>	<p>The Green Belt Assessment undertaken for Shropshire indicates that this site is considered within two Green Belt Parcels (P8 and P25). The assessment indicates that these parcels make no contribution against purposes 1a and 1b; perform weakly against purposes 2; make either no contribution and perform weakly against purpose 4; and perform either moderately or strongly against purpose 3. Within the Green Belt Review undertaken for Shropshire this site is considered within the two parcels and was also considered within opportunity area (J3-1).</p> <p>The review of the relevant parcels indicates that there would be either moderate-high or high harm to the Green Belt resulting from release. Release would lead to significant encroachment on the countryside; could affect the integrity of neighbouring Green Belt land; and would also lead to the creation of a new area inset into the Green Belt.</p> <p>The review of the relevant opportunity area indicates there would be high harm to the Green Belt resulting from release.</p>
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium-High
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Medium-High
<i>Highway Comments - Direct Access to Highway Network?</i>	<p>The site is adjacent to the A41 immediately north of junction 3 of the M54 and the views of Highways England would need to be sought. This section of the A41 is subject to the national speed limit. The site controls sufficient land to facilitate new and/or improved access points onto the A41 together with appropriate speed limits and pedestrian crossing facilities.</p> <p>The site is adjacent to the A41 which has no pedestrian crossing facilities. An hourly bus service (891) operates along the A41 and Stanmore Lane between Shifnal (Telford) and Albrighton (Wolverhampton) but some parts of these sites would be 3.0km from the existing service route. The site is not linked to Albrighton or Shifnal by a continuous footway or cycle route.</p>
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<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):	
<i>Ecology Comments Significant Constraints:</i>	<p>Only reduced amounts of development possible as protection of Environmental Network (two water courses and south eastern tip unlikely to be fully possible in open space provision). Due to the large size of the proposed development area, HRA may be required for recreational impacts, particularly on Cannock Chase - this will need to be checked with NE. HRA may also require bespoke modelling for traffic emissions and water cycle.</p>
<i>Ecology Comments Other Constraints:</i>	<p>EclA required. Surveys for GCN (in ponds on site and within 500m), Dormice, Badgers (known records), Bats (records on site), nesting birds, vascular plants, reptiles, Otters, Water Voles and White-clawed Crayfish (many records along watercourse). Hedges, tree lines and water courses provide valuable ecological networks. Environmental Network crosses the site and lies adjacent to it.</p>

<i>Ecology Comments Management of Constraints:</i>	Protected species mitigation and enhancement. Retain and enhance all hedgerows/tree lines within the site and on boundaries. Retain mature trees in field. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12. Wooded corridors along the streams, including Church Pool, are to be retained, protected and buffered. Retain good quality habitat within the south-eastern tip. Maintenance of dark commuting routes, linked to water courses. Protection/mitigation for White-clawed crayfish if any drainage connections to the water courses. Pollution prevention including oil and silt interceptors.
<i>Ecology Comments Opportunities:</i>	Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12. Include major footpaths within connections. Provide a network of open space and green corridors connecting with the Env. Network and buffer the wooded banks of the streams to minimise recreational and other impacts.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Very large site that incorporates designated (GII Listed Buildings) and non-designated heritage assets (including those with archaeological interest). Site also in close proximity to the Boundary of the Tong Conservation Area which contains a further cluster of listed buildings (including 1 GI and 1 GII* LB), and site also has some potential to affect the setting of the Grade II* Registered Park and Garden and Conservation Area of Weston Park/Weston-under-Lizard. Substantial number of metal detectorists finds. Development will potentially directly and indirectly impact on the significance of a range of these assets.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on settings of LBs; impacts on non-designated parklands and historic landscape character; archaeological DBA + field evaluation).
<i>Heritage Comments Opportunities:</i>	Well designed development might offer opportunities to improve/ restore the non-designated parkland settings of some LBs. S106 agreements could be used to secure enhancements (including management, access and interpretation) for SMs and other heritage assets.
<i>Tree Comments Significant Constraints:</i>	TPO trees to rear of the Bell Inn / filling station.
<i>Tree Comments Other Constraints:</i>	Corridor of mature woodland runs north / south through site and block of woodland to southern corner. Connectivity to the south interrupted by M54. Numerous trees, groups of trees and hedgerows around and within site. Large water body and areas of mature woodland within south-eastern corner of site.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. Ensure reasonable development stand-off from woodland. Development stand-offs required from the water and woodland habitats.
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to enhance tree cover in association with future development. Incorporate good trees and tree groups as part of open space within development and plan strategically for a network of connected green infrastructure. Extend woodland cover and create suitable buffer with built development. Look to connect to large block of woodland to the north / west of the site. Seek to expand woodland cover by new planting to extend and link existing woodland where suitable.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Possible land contamination where land has been previously developed. Noise and air quality concerns where the site adjoins the M54 and A41.
<i>Public Protection Comments Management of Constraints:</i>	Remediation likely to be available for contaminated land. Appropriate assessments will be necessary. Noise mitigation likely to be available. As a first option it is recommended that noise sensitive receptors (residential properties) are provided with sufficient distance from noise sources to avoid issues. Where this is not possible good design and layout including orientation and layout of development, glazing barriers including fencing and bunding, mechanical ventilation. Air quality concerns can be removed by ensuring there is appropriate distance between proposed residential properties and main roads.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Poor
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Poor
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Poor
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Poor
Relationship to the Black Country	Located in eastern Shropshire, an area with a functional relationship to the Black Country. Located on the A5 / M54 corridor from Shrewsbury to Wolverhampton and as such benefits from good links onto this corridor and into the Black Country. The site is in proximity of railway stations at Cosford, Albrighton and Shifnal, although all are separated from the site by the M54 corridor (it is noted that there are underpasses that could service such movements) and would likely require some other form of transport to access them (it is noted that the site promoters have proposed a number of mecnahsims to facilitate this, including a shuttle bus).
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	As a large potentially strategic site/settlement, it has capacity to accommodate a significant quantity of housing and employment, sufficient to contribute to the needs of both Shropshire and/or the Black Country.

<p>Strategic Considerations:</p>	<p>The site is sufficiently large that it could form a strategic settlement. The site is located on the M54/A5 strategic corridor. The site has been promoted for a strategic employment site of around 50ha or 75ha. The opportunity associated with this corridor is recognised within the Economic Growth Strategy for Shropshire and the M54 corridor study. The M54 corridor benefits from good access to transport infrastructure; its proximity to existing international businesses dominant in growth sectors such as advanced manufacturing and engineering; and proximity to higher education and training institutions including key assets such as RAF Cosford, Wolverhampton University and Harper Adams University. The sites location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country. All or part of the site is located within a source protection zone. The site is located within the Green Belt. The review of the relevant parcels indicates that there would be either moderate-high and/or high harm to the Green Belt resulting from release, dependent on the extent of release - if the total site promoted were released it would result in high harm to the Green Belt. It is considered that the site controls sufficient land to provide an access onto the A41. There is also a need to consider pedestrian crossing facilities and speed limits. Furthermore, Highways England views will be required on the relationship between the site and Junction 3 of the M54 / the M54 itself. Services and facilities would need to be provided on the site to create a sustainable community. The site performs poorly for residential and employment within Stage 2a: Sustainability Appraisal in the context of potential strategic sites/settlements and the contribution to the Black Country. It is acknowledged that this in part relates to the fact that the site promotion includes land which is not proposed for development but to provide wider public benefit, this has informed overarching conclusions. It is also acknowledged that this rating is also in part as a result of the limited access to services and facilities, which could of course be provided on the site, this has also informed overarching conclusions. HRA will be required due to site size. Parts of the site are within an environmental network (two watercourses and the southern tip of the site). The site contains hedgerows, mature trees, wooded corridors, a large water body and blocks of woodland (some of these trees are subject to TPO protection). The site may also contain protected species and priority habitats. The site contains and/or is in proximity of many designated and non-designated heritage assets including listed buildings, scheduled monuments, a conservation area and a registered park. The site is also of archaeological interest and there is a need to consider non-designated parkland and historic landscape character. Elements of the site may be subject to contamination. Noise and air quality will need to be considered due to proximity to the M54 and A41.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Ensuring appropriate pedestrian and cycle links and connections to public transport. Ensuring necessary works to the highway network are undertaken (including achieving appropriate site accesses and improvements to Tern Hill roundabout). Provision of green infrastructure. Relevant supporting studies should be undertaken and their recommendations implemented. Infrastructure capacity assessment to identify key impacts and investment requirements. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Formation of a 50ha/75ha strategic employment site and supported by a skills hub. Provision of appropriate supporting local services, facilities and infrastructure. Significant amount of Open Space. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Retain as Green Belt</p>

Reasoning	<p>In weighing up the site specific considerations, both positive and negative, and giving consideration to the consultation responses on this matter, it is considered there is insufficient justification to progress an exceptional circumstances argument for the release of this land from the Green Belt.</p> <p>Whilst the sites size and location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, it is considered that there are other non-Green Belt locations/more appropriate locations to accommodate the proposed contributions to unmet needs forecast to arise within the Black Country.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
Further Main Modifications Required	No
If proposed for Allocation, Potential Capacity:	N/A
If proposed for Allocation Design Requirements:	N/A

Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);
 Purpose 2 (merging of neighbouring towns);
 Purpose 3 (regularising countryside from encroachment);
 Purpose 4 (preserving setting/character of historic towns); and
 Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

*Green Belt Purposes (where applicable):

Site Assessment - Stage 3 Updated	
Site Reference:	P28 and parts of P30 and P40
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	0%
<i>Percentage of site in Flood Zone 2:</i>	1%
<i>Percentage of site in Flood Zone 1:</i>	99%
<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>	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 within 20m of a detailed river network:</i>	1%
<i>All or part of the site within a Source Protection Zone:</i>	Yes
<i>Green Belt Considerations (from the GB Assessment/Review):</i>	<p>Within the Green Belt Assessment undertaken for Shropshire this site is considered within three Green Belt parcels (P28, P30 and P40). The assessment indicates that these parcels make no contribution against purposes 1a and 1b; perform either weakly or moderately against purpose 2 and purpose 3; and make no contribution or perform weakly against purpose 4.</p> <p>Within the Green Belt Review undertaken for Shropshire this site is considered within the same three parcels and the majority is also considered within opportunity area (Co-1b).</p> <p>The review of the relevant parcels indicates that there would be either low or low-moderate harm to the Green Belt resulting from release.</p> <p>The review of the relevant opportunity area indicates that there would be low-moderate harm to the Green Belt resulting from release.</p>
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Low and Medium
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Low and Medium High
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Low and Medium
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Low and Medium High
<i>Highway Comments - Direct Access to Highway Network?</i>	<p>The sites lie either side of the A41, but primarily to the west. The section of the A41 is subject to a 40mph speed limit and existing development on either side of the A41 is served by a major traffic signal controlled junction. The sites control sufficient land to facilitate new and/or improved access points onto the A41. The sites are immediately south of junction 3 of the M54 and the views of Highways England would need to be sought.</p> <p>If these sites were developed as a strategic settlement it is assumed that additional local services / facilities would be provided within a master plan that gave priority to sustainable modes of transport for local trips to these facilities. These sites already benefits from a convenience store. However, in the initial phases of the development it is likely that other facilities and services from outside the locality will need to be used. In these circumstances the nearest school is over 4.0km from the site in Albrighton to which school transport would be provided. The nearest GP is also in Albrighton and a similar distance away. The site is divided by the A41 which benefits from a controlled pedestrian crossing to cater for pedestrian movements across the A41. An hourly bus service (891) operates along the A41 between Telford and Wolverhampton but some parts of these sites would be 2.0km from the A41. The sites are linked to Albrighton by National Cycle Route 81.</p>
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<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):	
<i>Ecology Comments Significant Constraints:</i>	<p>Reduction in no. of houses due to presence of GCNs in ponds on site. Mitigation land will be required. Env Network crosses the site and lies immediately adjacent, particularly in the south and west. need to buffer, protect and enhance the Network may reduce the number of dwellings possible.</p> <p>Due to the large size of the proposed development area, HRA may be required for recreational impacts, particularly on Cannock Chase - this will need to be checked with NE. HRA may also require bespoke modelling for traffic emissions and water cycle.</p>
<i>Ecology Comments Other Constraints:</i>	<p>EclA required. Surveys for GCN (known records for GCN on site and ponds within 500m), Badgers, Bats (presence recorded on site), nesting birds, vascular plants, reptile, otters, water vole, white clawed crayfish (recorded in stream at southern end of site). Partly within and adjacent to Env. Network. Priority habitats are likely to be present on site, particularly grasslands around buildings and runways and possibly on hangers. Full phase 2 botanical survey required to assess presence of priority habitat. General conclusion is based on little or no priority grassland being present.</p>

<i>Ecology Comments Management of Constraints:</i>	Protected species mitigation and enhancement. Retain and enhance hedgerows/tree lines on boundaries. Retain mature trees on site. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12. Reduced numbers of housing as protection of Environmental Network and any priority habitat unlikely to be fully possible in open space provision. Protection of ponds and provision of mitigation land for GCN. Either protection of bat roosts or compensation roosts provided, together with maintenance of dark commuting routes. Protection/mitigation for White-clawed crayfish if any drainage connections to the southern water course.
<i>Ecology Comments Opportunities:</i>	Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12. Protect and enhance any priority habitat, particularly species-rich grassland if present. Provide a network of open space and green corridors connecting with the Env. Network and buffer the wooded banks of the stream to the south to minimise recreational and other impacts.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site incorporates the majority of the expansion period airfield of RAF Cosford (HER PRN 08519), including the Grade II listed Fulton Building (NHLE ref. 1407287) and a range of other military buildings which are considered to be non-designated heritage assets.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on LBs and non-designated heritage assets [including their settings]).
<i>Heritage Comments Opportunities:</i>	Good quality, well planned and designed develop could better reveal and enhance the significance of the heritage assets on the site.
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	numerous trees and groups of woodland within developed area north of railway line. Trees within museum site and a linear belt of woodland at extreme south of site.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. Ensure reasonable development stand-off from woodland.
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to enhance tree cover in association with future development. Incorporate good trees and tree groups as part of open space within development and plan strategically for a network of connected green infrastructure. Particular attention to size, number and location of dwellings in order to create sustainable juxtaposition of houses and trees. Extend woodland cover and create suitable buffer with built development.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Contaminated land due to past military land use. Noise from A41 (including a Noise Action Zone found on the boundary of the site) and railway. Possible odour sources close to site. E.g. sewage works to south of the site.
<i>Public Protection Comments Management of Constraints:</i>	Remediation likely to be available for contaminated land. Appropriate assessments will be necessary. Noise mitigation likely to be available. As a first option it is recommended that noise sensitive receptors (residential properties) are provided with sufficient distance from noise sources to avoid issues. Where this is not possible good design and layout including orientation and layout of development, glazing barriers including fencing and bunding, mechanical ventilation. Odour mitigation through separation distances to odour sources.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	<i>Fair</i>
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	<i>Fair</i>
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	<i>Fair</i>
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	<i>Fair</i>
Relationship to the Black Country	Located in eastern Shropshire, an area with a functional relationship to the Black Country. Located on the A5 / M54 corridor from Shrewsbury to Wolverhampton and as such benefits from good links onto this corridor and into the Black Country. The site contains the Cosford railway station and as such benefits from direct access to it.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Whilst a large site, it is already occupied by the Ministry of Defence and a range of other organisations including the Midland Air Ambulance and RAF Museum Cosford. Remaining land at the site is more limited in scope and directly associated with the future aspirations of the existing occupiers. As such, it is unlikely that this site would be suitable for accommodating all or part of the proposed contributions to the unmet needs of the Black Country.

<p>Strategic Considerations:</p>	<p>The site is sufficiently large that it could form a strategic site.</p> <p>RAF Cosford is located on the M54/A5 strategic corridor. The opportunity associated with this corridor is recognised within the Economic Growth Strategy for Shropshire and the M54 corridor study.</p> <p>RAF Cosford is a major part of the Defence College of Technical Training (DCTT). It has been identified as being at the centre of the RAF mission to deliver flexible, affordable, modern and effective technical training now and in the future. Cosford Air Museum has also outlined plans to intensify and expand the museum on the site.</p> <p>Whilst the sites location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, due to the range of existing occupiers and land uses and the known aspirations for the site from these occupiers, it is not considered that the site would be suitable for accommodating all or part of the proposed contributions to the unmet needs of the Black Country.</p> <p>It is a predominantly brownfield site.</p> <p>The site is located within a source protection zone, mainly zone 3, however small parts to the west of the site are located within zone 2.</p> <p>The site is located within the Green Belt. The review of the relevant parcels indicates that there would be either low or low-moderate harm to the Green Belt resulting from release. If the entirety of the site was released it would result in low-moderate harm to the Green Belt.</p> <p>Majority of the site is located within the low landscape and visual sensitivity area. Only a small portion of the site is medium landscape and visual sensitivity.</p> <p>Highways England views will be required on the relationship between the site and Junction 3 of the M54 / the M54 itself.</p> <p>Services and facilities are currently available on the site, these would need to be retained and/or enhanced to create a sustainable community.</p> <p>HRA will be required due to the large site size.</p> <p>An environmental network crosses and is immediately adjacent to the site.</p> <p>The site contains hedgerows and mature trees/wooded corridors. It also contains protected species (Great Crested Newts) and may contain priority habitats.</p> <p>The site contains listed buildings and non-designated heritage assets including expansion period airfield and military buildings.</p> <p>The site is likely to contain contaminated land associated with past military uses.</p> <p>Potential noise associated with the A41, railway and airfield.</p> <p>Possible odour sources in proximity to the site e.g. sewage works.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Upgrade of Cosford railway station facilities and parking.</p> <p>Necessary upgrades to highway services.</p> <p>Provision of green infrastructure.</p> <p>Any necessary decontamination of the site undertaken.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Existing sustainable site offering homes, employment and services and facilities. Potential to enhance these offers.</p> <p>Opportunity to upgrade Cosford railway station facilities and parking.</p> <p>Upgrades to highway services.</p> <p>Decontamination.</p> <p>Green infrastructure provision.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Continue to identify the built form of RAF Cosford as a major developed site within the Green Belt. Define the extent of the major developed site within the Green Belt as including part of CFD001, part of P28, part of P30 and part of P40.</p>

Reasoning	<p>This conclusion is responsive to the Interim Findings of the Planning Inspectors within document ID28. Within ID28 the Planning Inspectors concluded that exceptional circumstances do not exist for the release of RAF Cosford from the Green Belt. This was at least in part informed by the fact that this status has not prevented development in a manner consistent with its use as an RAF base or indeed related activities such as training facilities and domestic accommodation.</p> <p>Continued identification of RAF Cosford as a major developed site within the Green Belt will ensure that the sites Green Belt status is considered in a manner consistent with that currently undertaken. The aspirations of the existing sites occupiers that require new development will therefore be facilitated where they are able to demonstrate that very special circumstances exist for such development or occur within the Green Belt. When determining if very special circumstances exist within the extent of the RAF Cosford major developed site, positive consideration will be given to the sites predominantly brownfield nature and any contribution proposals make to the long-term sustainability of the complementary uses of the site.</p>
Further Main Modifications Required	<p>Yes: Draft Policy S21 and its explanation will need to be deleted. Other draft Policies and associated explanations (including SP11 and S1) will need to be amended to reflect the changed proposed status of RAF Cosford from a Strategic Site inset within the Green Belt to a major developed site within the Green Belt.</p>
If proposed for Allocation, Potential Capacity:	N/A
If proposed for Allocation Design Requirements:	N/A

Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);
 Purpose 2 (merging of neighbouring towns);
 Purpose 3 (regularising countryside from encroachment);
 Purpose 4 (preserving setting/character of historic towns); and
 Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

*Green Belt Purposes (where applicable):

Site Assessment - Stage 3 Updated	
Site Reference:	P28 and parts of CFD001, P30 and P40
Coal Authority Reference Area?	No
Mineral Safeguarding Area?	Yes
Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:	Yes
Percentage of site in Flood Zone 3:	0%
Percentage of site in Flood Zone 2:	1%
Percentage of site in Flood Zone 1:	99%
Percentage of the site in the 30 year surface flood risk zone:	1%
Percentage of the site in the 100 year surface flood risk zone:	2%
Percentage of the site in the 1,000 year surface flood risk zone:	7%
Percentage of the site identified on the EA Historic Flood Map:	0%
Percentage of the site within 20m of an historic flood event:	0%
Percentage of the site within 20m of a detailed river network:	1
All or part of the site within a Source Protection Zone:	Yes
Green Belt Considerations (from the GB Assessment/Review):	<p>Within the Green Belt Assessment undertaken for Shropshire this site is considered within three Green Belt parcels (P28, P29, P30 and P40). The assessment indicates that these parcels make no contribution against purposes 1a and 1b; perform either weakly or moderately against purpose 2 and purpose 3; and make no contribution or perform weakly against purpose 4.</p> <p>Within the Green Belt Review undertaken for Shropshire this site is considered within the same four parcels and the much of the site is also considered within opportunity area (Co-1b, please note the area excluded from the opportunity area includes the entirety CFD001).</p> <p>The review of the relevant parcels indicates that there would be either low, low-moderate or moderate-high harm to the Green Belt resulting from release.</p> <p>The review of the relevant opportunity area indicates that there would be low-moderate harm to the Green Belt resulting from release.</p>
Landscape Considerations (Residential) (from the LVSS):	Low, Medium and Medium High
Landscape Considerations (Employment) (from the LVSS):	Low, Medium and Medium High
Visual Impact Considerations (Residential) (from the LVSS):	Low and Medium
Visual Impact Considerations (Employment) (from the LVSS):	Low, Medium and Medium High
Highway Comments - Direct Access to Highway Network?	<p>The sites lie either side of the A41, but primarily to the west. The section of the A41 is subject to a 40mph speed limit and existing development on either side of the A41 is served by a major traffic signal controlled junction. The sites control sufficient land to facilitate new and/or improved access points onto the A41. The sites are immediately south of junction 3 of the M54 and the views of Highways England would need to be sought.</p> <p>If these sites were developed as a strategic settlement it is assumed that additional local services / facilities would be provided within a master plan that gave priority to sustainable modes of transport for local trips to these facilities. These sites already benefits from a convenience store. However, in the initial phases of the development it is likely that other facilities and services from outside the locality will need to be used. In these circumstances the nearest school is over 4.0km from the site in Albrighton to which school transport would be provided. The nearest GP is also in Albrighton and a similar distance away. The site is divided by the A41 which benefits from a controlled pedestrian crossing to cater for pedestrian movements across the A41. An hourly bus service (891) operates along the A41 between Telford and Wolverhampton but some parts of these sites would be 2.0km from the A41. The sites are linked to Albrighton by National Cycle Route 81.</p>
Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?	
Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?	
Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?	
Highway Comments - Could the Development Occur Without Off-Site Works?	
Highway Comments - Are Envisaged Off-Site Works Achievable?	
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
Ecology Comments Significant Constraints:	<p>Reduction in no. of houses due to presence of GCNs in ponds on site. Mitigation land will be required. Env Network crosses the site and lies immediately adjacent, particularly in the south and west. need to buffer, protect and enhance the Network may reduce the number of dwellings possible.</p> <p>Due to the large size of the proposed development area, HRA may be required for recreational impacts, particularly on Cannock Chase - this will need to be checked with NE. HRA may also require bespoke modelling for traffic emissions and water cycle.</p>
Ecology Comments Other Constraints:	<p>EclA required. Surveys for GCN (known records for GCN on site and ponds within 500m), Badgers, Bats (presence recorded on site), nesting birds, vascular plants, reptile, otters, water vole, white clawed crayfish (recorded in stream at southern end of site). Partly within and adjacent to Env. Network. Priority habitats are likely to be present on site, particularly grasslands around buildings and runways and possibly on hangers. Full phase 2 botanical survey required to assess presence of priority habitat. General conclusion is based on little or no priority grassland being present.</p>

<i>Ecology Comments Management of Constraints:</i>	Protected species mitigation and enhancement. Retain and enhance hedgerows/tree lines on boundaries. Retain mature trees on site. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12. Reduced numbers of housing as protection of Environmental Network and any priority habitat unlikely to be fully possible in open space provision. Protection of ponds and provision of mitigation land for GCN. Either protection of bat roosts or compensation roosts provided, together with maintenance of dark commuting routes. Protection/mitigation for White-clawed crayfish if any drainage connections to the southern water course.
<i>Ecology Comments Opportunities:</i>	Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12. Protect and enhance any priority habitat, particularly species-rich grassland if present. Provide a network of open space and green corridors connecting with the Env. Network and buffer the wooded banks of the stream to the south to minimise recreational and other impacts.
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site incorporates the majority of the expansion period airfield of RAF Cosford (HER PRN 08519), including the Grade II listed Fulton Building (NHLE ref. 1407287) and a range of other military buildings which are considered to be non-designated heritage assets.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on LBs and non-designated heritage assets [including their settings]).
<i>Heritage Comments Opportunities:</i>	Good quality, well planned and designed develop could better reveal and enhance the significance of the heritage assets on the site.
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	numerous trees and groups of woodland within developed area north of railway line. Trees within museum site and a linear belt of woodland at extreme south of site.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arb Impact Assessment, Tree Protection Plan & Arb Method Statement. Ensure reasonable development stand-off from woodland.
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to enhance tree cover in association with future development. Incorporate good trees and tree groups as part of open space within development and plan strategically for a network of connected green infrastructure. Particular attention to size, number and location of dwellings in order to create sustainable juxtaposition of houses and trees. Extend woodland cover and create suitable buffer with built development - particularly alongside the railway line and in connection with the block of mixed woodland to the north west of CFD001.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Contaminated land due to past military land use. Noise from A41 (including a Noise Action Zone found on the boundary of the site) and railway. Possible odour sources close to site. E.g. sewage works to south of the site.
<i>Public Protection Comments Management of Constraints:</i>	Remediation likely to be available for contaminated land. Appropriate assessments will be necessary. Noise mitigation likely to be available. As a first option it is recommended that noise sensitive receptors (residential properties) are provided with sufficient distance from noise sources to avoid issues. Where this is not possible good design and layout including orientation and layout of development, glazing barriers including fencing and bunding, mechanical ventilation. Odour mitigation through separation distances to odour sources.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	<i>Fair</i>
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	<i>Fair</i>
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	<i>Fair</i>
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	<i>Fair</i>
Relationship to the Black Country	Located in eastern Shropshire, an area with a functional relationship to the Black Country. Located on the A5 / M54 corridor from Shrewsbury to Wolverhampton and as such benefits from good links onto this corridor and into the Black Country. The site contains the Cosford railway station and as such benefits from direct access to it.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	Whilst a large site, it is already occupied by the Ministry of Defence and a range of other organisations including the Midland Air Ambulance and RAF Museum Cosford. Remaining land at the site is more limited in scope and directly associated with the future aspirations of the existing occupiers. As such, it is unlikely that this site would be suitable for accommodating all or part of the proposed contributions to the unmet needs of the Black Country.

<p>Strategic Considerations:</p>	<p>The site is sufficiently large that it could form a strategic site.</p> <p>This site consists of RAF Cosford and part of an agricultural field located to the north-west of the site, promoted for a new headquarters for the Midlands Air Ambulance Charity (MAAC) one of the current occupiers of the RAF Cosford site.</p> <p>RAF Cosford is located on the M54/A5 strategic corridor. The opportunity associated with this corridor is recognised within the Economic Growth Strategy for Shropshire and the M54 corridor study.</p> <p>RAF Cosford is a major part of the Defence College of Technical Training (DCTT). It has been identified as being at the centre of the RAF mission to deliver flexible, affordable, modern and effective technical training now and in the future. Cosford Air Museum has also outlined plans to intensify and expand the museum on the site. The MAAC require a new headquarters in order to combine two of their existing airbases (one of which is located at RAF Cosford) and integrate supporting and ancillary services.</p> <p>Whilst the sites location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, due to the range of existing occupiers and land uses and the known aspirations for the site from these occupiers, it is not considered that the site would be suitable for accommodating all or part of the proposed contributions to the unmet needs of the Black Country.</p> <p>It is a predominantly brownfield site. The area of the site identified as a potential location for the new MAAC headquarters is a greenfield site.</p> <p>The site is located within a source protection zone, mainly zone 3, however small parts to the west of the site are located within zone 2.</p> <p>The site is located within the Green Belt.</p> <p>The review of the relevant parcels indicates that the release of the existing RAF Cosford site would have either low or low-moderate harm to the Green Belt. If the entirety of the existing RAF Cosford site was released it would result in low-moderate harm to the Green Belt.</p> <p>The review of the relevant parcels indicates that the release of the MAAC element of the site would have moderate-high harm to the Green Belt.</p> <p>The majority of existing RAF Cosford Site (including the entirety of the existing site proposed for release from the Green Belt as part of the RAF Cosford Strategic Site) has low landscape and visual sensitivity to housing and employment development. The MAAC element of the RAF Cosford Strategic Site has medium-high landscape sensitivity to housing and employment and medium visual sensitivity to housing and employment.</p> <p>Highways England views will be required on the relationship between the site and Junction 3 of the M54 / the M54 itself.</p> <p>Services and facilities are currently available on the site, these would need to be retained and/or enhanced to create a sustainable community.</p> <p>HRA will be required due to the large site size.</p> <p>An environmental network crosses and is immediately adjacent to the site.</p> <p>The site contains hedgerows and mature trees/wooded corridors. It also contains protected species (Great Crested Newts) and may contain priority habitats.</p> <p>The site contains listed buildings and non-designated heritage assets including expansion period airfield and military buildings.</p> <p>The site is likely to contain contaminated land associated with past military uses.</p> <p>The site is likely to be impacted in parts by security requirements.</p> <p>Potential noise associated with the A41, railway and airfield.</p> <p>Possible odour sources in proximity to the site e.g. sewage works.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Upgrade of Cosford railway station facilities and parking.</p> <p>Necessary upgrades to highway services.</p> <p>Provision of green infrastructure.</p> <p>Any necessary decontamination of the site undertaken.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Existing sustainable site offering homes, employment and services and facilities. Potential to enhance these offers.</p> <p>Opportunity to upgrade Cosford railway station facilities and parking.</p> <p>Upgrades to highway services.</p> <p>Decontamination.</p> <p>Green infrastructure provision.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Continue to identify the built form of RAF Cosford as a major developed site within the Green Belt. Define the extent of the major developed site within the Green Belt as including part of CFD001, part of P28, part of P30 and part of P40.</p>

Reasoning	<p>This conclusion is responsive to the Interim Findings of the Planning Inspectors within document ID28. Within ID28 the Planning Inspectors concluded that exceptional circumstances do not exist for the release of RAF Cosford from the Green Belt. This was at least in part informed by the fact that this status has not prevented development in a manner consistent with its use as an RAF base or indeed related activities such as training facilities and domestic accommodation.</p> <p>Continued identification of RAF Cosford as a major developed site within the Green Belt will ensure that the sites Green Belt status is considered in a manner consistent with that currently undertaken. The aspirations of the existing sites occupiers that require new development will therefore be facilitated where they are able to demonstrate that very special circumstances exist for such development or occur within the Green Belt. When determining if very special circumstances exist within the extent of the RAF Cosford major developed site, positive consideration will be given to the sites predominantly brownfield nature and any contribution proposals make to the long-term sustainability of the complementary uses of the site.</p>
Further Main Modifications Required	<p>Yes: Draft Policy S21 and its explanation will need to be deleted. Other draft Policies and associated explanations (including SP11 and S1) will need to be amended to reflect the changed proposed status of RAF Cosford from a Strategic Site inset within the Green Belt to a major developed site within the Green Belt.</p>
If proposed for Allocation, Potential Capacity:	N/A
If proposed for Allocation Design Requirements:	N/A

Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);
 Purpose 2 (merging of neighbouring towns);
 Purpose 3 (regularising countryside from encroachment);
 Purpose 4 (preserving setting/character of historic towns); and
 Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

*Green Belt Purposes (where applicable):

Site Assessment - Stage 3 Updated	
Site Reference:	IRN001
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<i>Percentage of site in Flood Zone 3:</i>	12%
<i>Percentage of site in Flood Zone 2:</i>	16%
<i>Percentage of site in Flood Zone 1:</i>	84%
<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>	8%
<i>Percentage of the site identified on the EA Historic Flood Map:</i>	12%
<i>Percentage of the site within 20m of an historic flood event:</i>	0%
<i>Percentage of the site within 20m of a detailed river network:</i>	3%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Green Belt Considerations (from the GB Assessment/Review):</i>	The site is not located within the Green Belt.
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Low, Medium and Medium-High
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Low, Medium and Medium-High
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Low, Medium-Low and Medium-High
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Low, Medium and High
<i>Highway Comments - Direct Access to Highway Network?</i>	<p>The site has two existing highway access points. A simple priority junctions onto the A4169 Wenlock Road and a simple priority junction with acceleration and deceleration lanes onto the Buildwas Road. These junction may need to be upgraded to Ghost Island right turn and/or roundabout junctions. The site appears to include land that would enable these improvements to be delivered if needed. The site also has frontage onto the A4169 south of the existing junction opposite Hill view Farm.</p> <p>If developed as a strategic site it is assumed that local services / facilities would be provided within a master plan that gave priority to sustainable modes of transport for local trips to these facilities.</p> <p>However, in the initial phases of the development it is likely that facilities and services from outside the locality will need to be used. In these circumstances the nearest schools is in Buildwas less than 2km from the centre of the site and are linked by a continuous footway. The nearest convenience store and GP is in Coalbrookdale are approximately 1.7km from the centre of the site and are linked by a continuous footway.</p>
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<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):	
<i>Ecology Comments Significant Constraints:</i>	<p>Buildwas Sand Quarry SSSI and Local Geological Site is partly on the site.</p> <p>Adjacent to Tick Wood and Benthall Edge SSSI and Ancient Woodland.</p> <p>Adjacent to River Severn Local Wildlife Site.</p> <p>Protection of these sites and priority habitats will reduce the developable area available.</p> <p>May trigger Natural England's SSSI IRZ.</p>
<i>Ecology Comments Other Constraints:</i>	<p>This site supports a large population of GCNs, a number of bat roosts and priority habitats. There are a number of Env. Network corridors on the site.</p> <p>Requires botanical survey, Kecia and surveys for bats, GCNs (ponds within 500m), badgers, reptiles, otters, water voles, white-clawed crayfish and nesting birds.</p> <p>PROWs cross the site.</p>

<i>Ecology Comments Management of Constraints:</i>	Priority habitats must not be developed. Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Habitats could potentially be restored as priority habitat .
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site adjacent to boundary, and within settings, of Ironbridge Gorge World Heritage Site (NHLE ref. 1000090) and The Gorge Conservation Area. Also has potential to affect settings of the Scheduled Monument of Buildwas Abbey (NHLE ref. 1015813) and possibly also a range of listed buildings within the wider vicinity of the site. Grade II listed Albert Edward railway bridge (NHLE ref. 1054151) on site boundary, Buildings and structures associated with the Ironbridge A interwar power station (HER PRN 06710) will be retained on site.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on settings of designated heritage assets including WHS; Level 2 recording of historic buildings recording of retained structures from Ironbridge A). Site master planning with high quality design approach that addresses sites relationship with designated heritage assets around it necessary. Redevelopment should also adaptively reuse retained structures from Ironbridge A.
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	abuts ancient woodland to south
<i>Tree Comments Other Constraints:</i>	numerous belts of trees and areas of woodland within site
<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. Development stand-off from woodland around the site
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover policy to enhance tree cover in association with future development. Incorporate internal trees and woodland in open space and plant to connect to / expand adjoining wooded areas.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Con land noise.
<i>Public Protection Comments Management of Constraints:</i>	Remediation available.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Poor
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Poor
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Poor
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Poor
Relationship to the Black Country	Located in eastern Shropshire, an area with a functional relationship to the Black Country. The site is located on the A4169 which links to the A5 / M54 corridor and the A458 corridor. However, the site is some distance from these corridors. Nearest railway stations providing direct links to the Black Country is at Telford and Wellington and would likely require some other form of transport to access them (it is noted that the site contains a former railway station and active investigations are ongoing regarding establishing a passenger service).
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	As a large potentially strategic site/settlement, it has capacity to accommodate a significant quantity of housing and employment, sufficient to contribute to the needs of both Shropshire and/or the Black Country.

<p>Strategic Considerations:</p>	<p>The site consists of the Former Ironbridge Power Station site and greenfield land located to the west of the Power Station. Ironbridge Power Station closed in 2017. The site contains a large area of brownfield land, some of which is heavily contaminated. It is understood that the former quarry located to the east of the site is no longer promoted as part of the site.</p> <p>Outline Planning Permission has been granted for the formation of a new strategic settlement on the site. Reserved Matters Applications for first phases have subsequently been received.</p> <p>The Former Ironbridge Power Station is located in close proximity to the village of Buildwas.</p> <p>The Economic Growth Strategy for Shropshire identifies the opportunity to "capitalise on opportunities arising from the redevelopment of the former Ironbridge Power Station".</p> <p>The site is sufficiently large that it could form a strategic settlement.</p> <p>Whilst the site does not directly adjoin the A5 / M54 or A458 strategic corridors it is connected to them by an A road (A4169). There is also an opportunity to provide railway links to Telford, which would allow onward connections to the Black Country and even without this Telford station is accessible via A roads. As such, given the sites location (proximity to the Black Country) and connectivity it could be an appropriate location to meet cross-boundary needs arising in the Black Country.</p> <p>Elements of the site are located within flood zones 2 and/or 3 and within the 1,000 year surface flood risk zone. Some of the site is also located within an area identified on the EA Historic Flood Map.</p> <p>Part of the site is located within an area of high visual sensitivity for employment uses.</p> <p>Existing access points may need to be upgraded to Ghost Island right turn and/or roundabout junctions. It is considered that the site includes sufficient land to achieve this.</p> <p>Services and facilities would need to be provided on the site to create a sustainable community.</p> <p>The site performs poorly for residential and employment both within the context of a potential strategic site/settlement and the Black Country Contribution, within Stage 2a of the Sustainability Appraisal.</p> <p>The site contains a SSSI and RIG. It contains also numerous belts of trees and areas of woodland and is in proximity of a SSSI, ancient woodland and a Local Wildlife Site.</p> <p>There are a number of environmental network corridors on the site. The site also contains priority habitats and species (including Great Crested Newts and bat roosts).</p> <p>The site) particularly the greenfield element) is in proximity of the Shropshire Hills AONB.</p> <p>The site contains listed buildings and other buildings considered non-designated heritage assets.</p> <p>The site is within the setting of the Ironbridge Gorge World Heritage Site and the Gorge Conservation Area. It is also in proximity of a scheduled monument and listed buildings.</p> <p>The site contains contaminated land.</p> <p>The retained National Grid and Western Power Distribution substations.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Ensuring future occupiers have appropriate access to services and facilities and employment opportunities.</p> <p>Provision of a new nursery, primary school and community facilities/buildings.</p> <p>Need to retain the National Grid and Western Power Distribution substations and utilities infrastructure over and under the site.</p> <p>Necessary decontamination of the site undertaken.</p> <p>Necessary works to the highway network undertaken.</p> <p>Provision of green infrastructure.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Opportunity to provide a railway station and re-use the existing rail link from the site.</p> <p>Opportunity to provide enhancements to the leisure offer and support the visitor economy (including linking to uses on the River).</p> <p>Provision of a park and ride facility.</p> <p>Provision of new medical facilities.</p> <p>Decontamination.</p> <p>Green infrastructure provision.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>Yes</p>
<p>Recommendation</p>	<p>Majority of the Site is allocated as a new Strategic Settlement.</p> <p>Site to meet needs arising in Shropshire and provide 600 dwellings as part of the proposed contribution to the unmet housing need forecast to arise within the Black Country.</p>

Reasoning	<p>Much of the site is vacant and brownfield land. Extensive areas of this brownfield land is also subject to contamination. The Economic Growth Strategy for Shropshire and the current Local Plan (Core Strategy) identified the opportunity to capitalise on the significant strategic opportunity arising from the redevelopment of the Former Ironbridge Power Station site.</p> <p>Whilst the site does not directly adjoin the A5 / M54 or A458 strategic corridors it is connected to them by an A road (A4169). There is also an opportunity to provide railway links to Telford, which would allow onward connections to the Black Country and even without this Telford station is accessible via A roads. As such, given the sites location (proximity to the Black Country), connectivity, scale and status it would be an appropriate location to meet a component of the cross-boundary needs arising in the Black Country.</p> <p>Development of the site would be considered to constitute sustainable development, informed by careful consideration of identified opportunities and constraints (including the fact that it is not located within the Green Belt).</p> <p>Outline Planning Permission has been granted for the formation of a new strategic settlement on the site. Reserved Matters Applications for first phases have subsequently been received. The mixed-use redevelopment of the Former Ironbridge Power Station site presents an opportunity to support the local economy, create jobs, provide housing to meet needs arising in Shropshire and accommodate 600 houses as part of the proposed contribution to the unmet housing need forecast to be arise within the Black Country. It also provides the opportunity to sympathetically remediate the site and as such represents a sustainable option for its future use.</p> <p>It is therefore considered appropriate to identify the Former Ironbridge Power Station site (apart from the former quarry area which it is understood no longer forms part of the site and will creaste a buffer to Buildwas Abbey) as a strategic settlement, the redevelopment of which will contribute to meeting the development needs of Shropshire and accommodate 600 dwellings of the proposed contribution to the unmet housing need forecast to arise within the Black Country.</p> <p>Accommodating part of the proposed contribution to the Black Country on this site will contribute to the achievement of the wider spatial strategy for Shropshire.</p>
Further Main Modifications Required	<p style="text-align: center;">Yes:</p> <p>Draft Policies SP2 and S20 to be amended to reflect the fact that 600 of the dwellings proposed on the site form part of the proposed contribution towards the unmet housing needs forecast to arise within the Black Country.</p>
If proposed for Allocation, Potential Capacity:	<p>Formation of a new settlement through a comprehensive mixed-use redevelopment of the site to provide a range of local services and facilities, around 1,000 dwellings, around 6ha of employment land and extensive green infrastructure. Of these 1,000 dwellings, 600 dwellings form part of the proposed contribution towards the unmet housing needs forecast to arise within the Black Country.</p>
If proposed for Allocation Design Requirements:	<p>a. The quantity, quality, design, mix and layout of housing provided on the site will be informed by site constraints and opportunities, identified local needs and relevant policies of this Local Plan.</p> <p>b. Employment provision will represent an intrinsic element of the site’s redevelopment, occurring alongside the provision of housing. Employment provision will be of an appropriate quantity and quality to contribute towards the objectives of the Shropshire Economic Growth Strategy.</p> <p>c. The village centre will comprise of an appropriate range of commercial uses to serve the new settlements community. As the local centre will ensure future occupiers of the site benefit from access to local facilities, its timely provision is an important consideration and will be directly linked to provision of housing on the site.</p> <p>d. Green infrastructure provision will be of an appropriate quantity and quality. Its location will protect and enhance key green infrastructure corridors and networks on and around the site and existing areas of public open space. Existing playing fields should be retained.</p> <p>e. Appropriate community facilities and buildings will be provided on the site, such as a community hall, art gallery and heritage centre. 2ha of land will be provided for a primary school to serve the needs of the new community on the site. If required by the relevant CCGs, a medical centre will also be provided on the site. These facilities and buildings will tap-into the heritage of the site.</p> <p>f. A suitable number of appropriately designed and constructed pedestrian, cycle and vehicular access/egress points will be provided. If current access/egress points to the site are retained, they may need to be upgraded to ghost island right turn and/or roundabout junctions, as determined through appropriate modelling and engagement.</p> <p>g. Appropriate pedestrian and cycle links will be provided to and through the site, particularly to the proposed nursery, primary school and village centre.</p> <p>h. Site design and layout will be high-quality, reflecting and respecting the sites proximity to the Shropshire Hills Area of Outstanding Natural Beauty and minimising landscape and visual impact. This is particularly important to the development of the greenfield elements of the site.</p> <p>i. The high-quality design and layout of the site will also reflect and respect the sites heritage, heritage assets on the site and its relationship with heritage assets within the wider area, including the Ironbridge Gorge World Heritage site, Buildwas Abbey Scheduled Monument, the Severn Gorge Conservation Area and Listed Buildings.</p> <p>j. The Grade II listed Albert Edward railway bridge on the sites boundary and buildings and structures associated with the Ironbridge A interwar power station will be sympathetically retained, enhanced/maintained and adaptively reused.</p> <p>k. Natural environment assets on and in proximity of the site, including Buildwas Sand Quarry Site of Special Scientific Interest (SSSI), Local Wildlife Site and Local Geological Site, Buildwas River Section SSSI, Tick Wood and Benthall Edge SSSI, three areas of ancient woodland, other Local Wildlife Sites and any priority habitats will be retained and appropriately buffered. A sustainable juxtaposition will be created between built form and trees.</p> <p>l. Acoustic design, layout and appropriate building materials (including where necessary appropriate glazing, ventilation and acoustic barriers) will be used to appropriately manage noise associated with retained National Grid and Western Power Distribution substations and equipment and nearby roads.</p> <p>m. A sustainable juxtaposition will be created between built form and trees. Where possible trees and woodland should be incorporated into areas of open space and planting should occur to connect to / expand adjoining wooded areas.</p> <p>n. The site supports a large population of Great Crested Newts; bat roosts and is likely home to other protected species. Appropriate assessment and provision on the site will be required for these species.</p> <p>o. Any contaminated land on the site will be appropriately managed.</p> <p>p. Mineral extraction opportunities associated with the site will be investigated and where appropriate extraction works undertaken.</p> <p>q. The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, which will form part of the Green Infrastructure network. Development will also be excluded from the small portions of the site located in Flood Zones 2 and/or 3. Flood and water management measures must not displace water elsewhere.</p>

Site Assessment - Stage 3 Updated	
Site Reference:	Madeley
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	No
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<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 (P23) which perform strongly against purposes 1a and 1b; performs no contribution against purpose 2; and performs moderately against purposes 3 and 4. The site/parcel was not assessed within the Green Belt Review undertaken for Shropshire.
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Not Assessed
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Not Assessed
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Not Assessed
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Not Assessed
<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>	Direct access onto A442.
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	Direct access on to A442, however consultation would be required with neighbouring Highway authority, Telford and Wrekin.
<i>Highway Comments - If Existing Highway at Access Point is Not Suitable, Can It Reasonably be Made So?</i>	Y
<i>Highway Comments - Could the Development Occur Without Off-Site Works?</i>	N
<i>Highway Comments - Are Envisaged Off-Site Works Achievable?</i>	Mitigation works are likely to be required, depending on the scale of development. Consideration should also be given to the sustainability of the site and connectivity with adjacent settlements.
Highways Accessibility Rating (Out Of 24) (Based on Primary School, GP Surgery, Convenience Store & Public Transport Service):	
<i>Ecology Comments Significant Constraints:</i>	The woodland (and ponds) should be retained and appropriately buffered. A buffer of at least 50m will be required for any ponds that contain GCNs, reducing the developable area available.
<i>Ecology Comments Other Constraints:</i>	EclA and botanical survey required and surveys for badgers, bats, nesting birds, GCNs and reptiles

<i>Ecology Comments Management of Constraints:</i>	Protected and priority species and habitats mitigation and enhancements. Protect, enhance and restore Env. Network in accordance with CS17 and MD12.
<i>Ecology Comments Opportunities:</i>	Enhance Env. Network
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Site includes historic farmstead of Sutton Hill (HER PRN 26358). No known archaeological interest but large size suggests it may have archaeological potential.
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on Sutton Hill, including the setting of the farmhouse; archaeological DBA + field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	
<i>Tree Comments Other Constraints:</i>	Patchy network of hedgerows and field trees within site. Block of mature plantation to northern boundary that connects to T&WC woodland extending northwards.
<i>Tree Comments Management of Constraints:</i>	Standard BS5837 tree survey / constraints analysis. Arboricultural Impact Assessment, Tree Protection Plan & Arboricultural Method Statement
<i>Tree Comments Opportunities:</i>	Use 20% canopy cover approach to enhance tree cover in association with future development. Incorporate good trees as part of open space within development and plan strategically for a network of connected green infrastructure. Extend woodland cover and create suitable buffer with built development. Look to connect to large block of woodland to the north of the site.
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	A442 Road noise.
<i>Public Protection Comments Management of Constraints:</i>	Noise assessment and ProPG design.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Good
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Fair
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Good
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	Located in eastern Shropshire, an area with a functional relationship to the Black Country. The site is located on the A442 which links to the A5 / M54 corridor and the A458 / A454 corridors. However, the site is some distance from these corridors. Nearest railway station providing direct links to the Black country is at Telford and would likely require some other form of transport to access them.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	As a large potentially strategic site/settlement, it has capacity to accommodate a significant quantity of housing and employment, sufficient to contribute to the needs of both Shropshire and/or the Black Country.

<p>Strategic Considerations:</p>	<p>The site lies adjacent to the built form of Telford.</p> <p>The site is sufficiently large that it could form a strategic site.</p> <p>Whilst the site does not directly adjoin the A5 / M54, A458 or A454 strategic corridors it is connected to them by an A road (A442). Telford railway station is also accessible via A roads. As such, given the sites location (proximity to the Black Country) and connectivity it could be an appropriate location to meet cross-boundary needs arising in the Black Country.</p> <p>The site is located within the Green Belt and performs an important role against purpose 1, checking the unrestricted sprawl of large built-up areas.</p> <p>Site includes the historic farmstead of Sutton Hill and may have archaeological potential.</p> <p>Development of the site would likely require off-site highway works/mitigation, depending on the scale of development.</p> <p>The site contains woodland and ponds. The site may also contains priority habitats and/or protected species.</p> <p>The site contains a patchy network of hedgerows and field trees. The block of mature plantation to the sites northern boundary connects to woodland extending northwards.</p> <p>Noise associated with the A442 requires due consideration and mitigation.</p> <p>Consideration should also be given to the sustainability of the site and connectivity with adjacent settlements.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Necessary improvements to the highway network.</p> <p>Provision of green infrastructure.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Retain as Green Belt</p>

Reasoning	<p>Whilst the sites size and location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, it is considered that there are other non-Green Belt locations/more appropriate locations to accommodate the proposed contributions to unmet needs forecast to arise within the Black Country.</p> <p>The site lies adjacent to the built form of Telford.</p> <p>The site is located within the Green Belt and performs an important role against purpose 1, checking the unrestricted sprawl of large built-up areas. As such it is considered important to retention the site within the Green Belt.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
Further Main Modifications Required	No
If proposed for Allocation, Potential Capacity:	N/A
If proposed for Allocation Design Requirements:	N/A

Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);

Purpose 2 (merging of neighbouring towns);

Purpose 3 (regularising countryside from encroachment);

Purpose 4 (preserving setting/character of historic towns); and

Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

*Green Belt Purposes (where applicable):

Site Assessment - Stage 3 Updated	
Site Reference:	SHF024
<i>Coal Authority Reference Area?</i>	Yes
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	6%
<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 within 20m of a detailed river network:</i>	4%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Green Belt Considerations (from the GB Assessment/Review):</i>	<p>The Green Belt Assessment undertaken for Shropshire indicates that this site is located within a Green Belt parcel which perform strongly against purposes 1a and 2; perform moderately against purposes 1b and 3; and perform weakly against purpose 4. The Green Belt Review undertaken for Shropshire indicates that this Green Belt parcel, if released for development would have a high level of harm to the Green Belt.</p> <p>The Green Belt Review also considers this parcel within opportunity area (J4-1). The review of the relevant opportunity area indicates that there would be high harm to the Green Belt resulting from release.</p>
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Medium
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Medium-High
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Medium
<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>	A464 & 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>	Preferred access option would be to replace the existing service area roundabout on Priorslee road with a new roundabout junction that also served SHF024.
<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):	N/A
<i>Ecology Comments Significant Constraints:</i>	HRA may be required for any employment use that generates airborne pollution or road traffic including HGVs. Detailed emissions modelling would be required due to proximity of designated wildlife sites. See LPR HRA.
<i>Ecology Comments Other Constraints:</i>	<p>There is a patch of priority habitat woodland on the site that is TPO'd and within the Env. Network. This area should be retained and appropriately buffered. The eastern and southern boundaries form Env. Network corridors. There is a pond within the woodland and many others within 500m</p> <p>Requires additional surveys for bats, GCN (ponds within 500m), badgers 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>	
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	No 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 + field evaluation).
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	block of mature TPO woodland to centre western side of site
<i>Tree Comments Other Constraints:</i>	hedgerows within and around 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>	utilise and perhaps extend blocks of existing woodland to screen development and provide useable amenity space for employees. Create 15m development stand-off with the existing and any future woodland
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Landfill within 250 to the east.
<i>Public Protection Comments Management of Constraints:</i>	Contaminated land remediation likely to be available.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Poor
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Poor
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	Located in eastern Shropshire, an area with a functional relationship to the Black Country. Located on the A5 / M54 corridor from Shrewsbury to Wolverhampton and as such benefits from good links onto this corridor and into the Black Country. The site is in proximity of railway station at Telford.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	As a large potentially strategic site/settlement, it has capacity to accommodate a significant quantity of housing and employment, sufficient to contribute to the needs of both Shropshire and/or the Black Country.

<p>Strategic Considerations:</p>	<p>The site lies adjacent to the built form of Telford. The site is sufficiently large that it could form a strategic site. The site is located within the Green Belt and forms an important component of the gap between the settlements of Telford and Shifnal. The review of the relevant parcels indicates that there would be high harm to the Green Belt resulting from release of this site. The site is located on the M54/A5 strategic corridor. The opportunity associated with this corridor is recognised within the Economic Growth Strategy for Shropshire and the M54 corridor study. Telford railway station is also in close proximity. As such, given the sites location (proximity to the Black Country) and connectivity it could be an appropriate location to meet cross-boundary needs arising in the Black Country. A HRA may be required for employment uses that generate airborne pollution or road traffic. The site contains a pond, hedgerows and woodland (identified priority habitat which is also subject to TPO protection). The site also contains areas within an environmental network. The site may be of archaeological interest. The site may contain contaminated land. The site performs poor for housing within the context of a potential strategic site/settlement and the Black Country Contribution, within Stage 2a Sustainability Appraisal. However, it performs fair for employment in the context of a potential strategic site/settlement and the Black Country Contribution</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Necessary improvements to the highway network. Provision of green infrastructure. Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Relevant supporting studies should be undertaken and their recommendations implemented. See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>No</p>
<p>Recommendation</p>	<p>Retain as Green Belt</p>

Reasoning	<p>Whilst the sites size and location (proximity and connectivity to the Black Country) could mean that it is an appropriate location to meet cross-boundary needs arising in the Black Country, it is considered that there are other non-Green Belt locations/more appropriate locations to accommodate the proposed contributions to unmet needs forecast to arise within the Black Country.</p> <p>The site is located within the Green Belt and forms an important component of the gap between the settlements of Telford and Shifnal. As such it is considered that the retention of this site within the Green Belt is important to avoid the actual or perceived coalescence of these two settlements.</p> <p>Development of the alternative sites identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is considered to constitute sustainable development and accommodating parts of these proposed contributions on them would contribute to the achievement of the wider spatial strategy for Shropshire.</p> <p>The site is therefore not proposed for inclusion within the draft Shropshire Local Plan.</p>
Further Main Modifications Required	No
If proposed for Allocation, Potential Capacity:	N/A
If proposed for Allocation Design Requirements:	N/A

Purpose 1 (checking the unrestricted sprawl of large built up areas - only applies to parcels adjacent to large built up areas);

Purpose 2 (merging of neighbouring towns);

Purpose 3 (regularising countryside from encroachment);

Purpose 4 (preserving setting/character of historic towns); and

Purpose 5 (assisting urban regeneration by encouraging re-use of brownfield land - applies consistently across all parcels).

*Green Belt Purposes (where applicable):

Site Assessment - Stage 3 Updated	
Site Reference:	BNT002
<i>Coal Authority Reference Area?</i>	No
<i>Mineral Safeguarding Area?</i>	Yes
<i>Wholly or Partly Grade 1, 2 and/or 3 Agricultural Land Quality:</i>	Yes
<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>	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 within 20m of a detailed river network:</i>	0%
<i>All or part of the site within a Source Protection Zone:</i>	No
<i>Green Belt Considerations (from the GB Assessment/Review):</i>	The site is not located within the Green Belt.
<i>Landscape Considerations (Residential) (from the LVSS):</i>	Low
<i>Landscape Considerations (Employment) (from the LVSS):</i>	Low
<i>Visual Impact Considerations (Residential) (from the LVSS):</i>	Low
<i>Visual Impact Considerations (Employment) (from the LVSS):</i>	Low
<i>Highway Comments - Direct Access to Highway Network?</i>	<p>The site is divided into two parts one to the northeast of the A41 and one to the southwest. The section of A41 between the two parts is subject to a 40mph. The sites controls sufficient land to facilitate new and/or improved access points onto the A41.</p> <p>If developed as a strategic site it is assumed that additional local services / facilities would be provided within a master plan that gave priority to sustainable modes of transport for local trips to these facilities.</p> <p>However, in the initial phases of the development it is likely that other facilities and services from outside the locality will need to be used. In these circumstances the nearest convenience store is approximately 1.5km from the site at Tern Hill Roundabout and is linked by a continuous footway. The nearest GP is in Hodnet or Market Drayton over 5km away. Two existing uncontrolled refuge crossings cater for pedestrian movements across the A41. The site already benefits from an hourly bus service (64) to Shrewsbury and Market Drayton via the A53. There is a more direct road link to Market Drayton but this is private road with no continuous PRoW access.</p>
<i>Highway Comments - If No Direct Access, Can One Reasonably Be Achieved? And How?</i>	
<i>Highway Comments - Existing Highway Suitable for Traffic Associated with the Development at the Access Point?</i>	
<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>	
<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):	
<i>Ecology Comments Significant Constraints:</i>	<p>There is a patch of Ancient Woodland on the site.</p> <p>Adjacent to River Tern and RAF Tern Hill Local Wildlife Sites.</p> <p>Protection of these sites and priority habitats will reduce the developable area available.</p>
<i>Ecology Comments Other Constraints:</i>	<p>There are Env. Network core areas on and adjacent to the site and corridors on the site. There may be priority habitats on the site - if so, these areas must not be developed.</p> <p>Requires botanical survey, Kecia and surveys for bats, GCNs (ponds within 500m), badgers, reptiles, otters, water voles, white-clawed grayfish and nesting birds.</p>

<i>Ecology Comments Management of Constraints:</i>	Priority habitats must not be developed. Protected and priority species and habitats mitigation and enhancement, retain and enhance mature trees/hedgerows/tree lines. Protect, enhance and restore Env. Network in accordance with CS17 Environmental Networks and MD12.
<i>Ecology Comments Opportunities:</i>	Habitats could potentially be restored as priority habitat .
<i>Heritage Comments Significant Constraints:</i>	
<i>Heritage Comments Other Constraints:</i>	Possible impact on setting of Scheduled Monument of Ringwork and bailey castle 390m west of Buntingsdale Hall (NHLE Ref. 1019659) and Grade II* listed Buttingsdale Hall (NHLE ref. 1293695). Site includes The site of the former RAF Ternhill now Clive Barracks (HER PRN 29121).
<i>Heritage Comments Management of Constraints:</i>	Heritage Assessment required with application (impact on settings of SM and LBs; Level 2 recording of historic buildings recording of WWII and pre-1960s military buildings). Site master planning with high quality design approach that addresses sites relationship with designated heritage assets around it necessary. Site should also seek to adaptively reuse any significant 20th century military buildings identified where possible.
<i>Heritage Comments Opportunities:</i>	
<i>Tree Comments Significant Constraints:</i>	The former barracks are set in well tree'd landscaped grounds with linear groups along access roads scattered individual trees and 2 significant woodland copses - one central west and one far NE of site
<i>Tree Comments Other Constraints:</i>	
<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>	Development density and layout needs to be low so that it is sustainably integrated into and compliments existing natural environment features and mature trees and woodlands retained
<i>Public Protection Comments Significant Constraints:</i>	
<i>Public Protection Comments Other Constraints:</i>	Possible con land and noise from sources on site and road running through middle.
<i>Public Protection Comments Management of Constraints:</i>	Remediation available. Noise mitigation possible. Need to look at on a detailed basis once plans come in but possible to have residential.
<i>Public Protection Comments Opportunities:</i>	
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Residential):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Residential):	Poor
Settlement Conclusion - Stage 2a Sustainability Appraisal Site Assessment (Employment):	Fair
Black Country Conclusion - Stage 2a Sustainability Appraisal (Employment):	Fair
Relationship to the Black Country	This site is located in north Shropshire and as such it has a limited relationship to the Black Country.
Potential to Accommodate Housing As Part Of Proposed Contribution to Black Country	As a large potentially strategic site/settlement, it has capacity to accommodate a significant quantity of housing and employment, sufficient to contribute to the needs of both Shropshire and/or the Black Country.

<p>Strategic Considerations:</p>	<p>The Ministry of Defence (MOD) have announced plans to relocate the regiment based at Clive Barracks, Tern Hill and dispose of the Barracks for redevelopment. The site contains a large area of brownfield land, some of which is contaminated.</p> <p>The Economic Growth Strategy for Shropshire identifies the opportunity associated with Clive Barracks, Tern Hill, which is located on the A41 strategic corridor. The site is sufficiently large that it could form a strategic settlement.</p> <p>The site is located near to Market Drayton.</p> <p>This site is located in north Shropshire and as such it has a limited relationship to the Black Country.</p> <p>The site is divided into two components by the A41.</p> <p>Services and facilities would need to be provided on the site to create a sustainable community.</p> <p>The site is located within a landscape parcel with low landscape and visual sensitivity.</p> <p>The sites is considered to control sufficient land to facilitate new and/or improved access points onto the A41. Improvements may also be required to the A41/A53 roundabout.</p> <p>The site contains ancient woodland. It is also in proximity of Local Wildlife Sites.</p> <p>The site is well tree'd and landscaped.</p> <p>The site contains and is in proximity of environmental network core areas and corridors. The site may also contain priority habitats and protected species.</p> <p>The site contains Clive Barracks, a non-designated heritage asset.</p> <p>The site performs fair for housing and employment within the context of a potential strategic site/settlement within Stage 2a Sustainability Appraisal. It also performs fair for employment in the context of the Black Country Contribution, but poor for housing in the context of the Black Country Contribution.</p> <p>The site is in proximity of designated and non-designated heritage assets - including listed buildings and scheduled monuments.</p> <p>The site may contain contaminated land associated with past military uses.</p> <p>Noise associated with the A41 and nearby airfield.</p>
<p>Known Infrastructure Requirements to make Development Suitable in Planning Terms:</p>	<p>Ensuring future occupiers have appropriate access to services and facilities and employment opportunities.</p> <p>Provision of a new primary school. This will enable Buntingsdale School and Stoke on Tern Primary School to merge on the site and ensure future residents have access to a primary school.</p> <p>Ensuring necessary works to the highway network are undertaken (including achieving appropriate site accesses and improvements to Tern Hill roundabout).</p> <p>Pedestrian and cycle connectivity through the site and in particular between the north-eastern and south-western portions of the site - through enhancement of an underpass of the A41.</p> <p>Provision of green infrastructure.</p> <p>Any necessary decontamination of the site undertaken.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Known Infrastructure Opportunities:</p>	<p>Formation of a new settlement through a mixed used development to provide local services and facilities; employment land; new homes; and extensive green infrastructure.</p> <p>Provision of a new primary school to serve future residents of the site.</p> <p>Improvements to Tern Hill roundabout.</p> <p>Pedestrian and cycle connectivity through the site and in particular between the north-eastern and south-western portions of the site.</p> <p>Decontamination.</p> <p>Green infrastructure provision.</p> <p>Relevant supporting studies should be undertaken and their recommendations implemented.</p> <p>See comments from relevant service areas.</p>
<p>Potential for Windfall?</p>	<p>No</p>
<p>Potential for Allocation?</p>	<p>Yes</p>
<p>Recommendation</p>	<p>The Site is allocated as a new Strategic Settlement</p>

Reasoning	<p>Much of the site is brownfield land and will be vacated during the Local Plan Review period (2016-2038). Areas of this brownfield land are subject to contamination.</p> <p>The Economic Growth Strategy for Shropshire identifies an objective to prioritise investment along strategic corridors and growth zones, including the A41 corridor.</p> <p>The mixed-use redevelopment of Clive Barracks, Tern Hill will provide a productive use for a large brownfield site which will be vacated during the Local Plan Review period (2016-2038). The site is on a strategic corridor and will provide economic opportunities in the form of local employment. It will also provide social and environmental opportunities resulting from the provision of additional new homes, local services and facilities and extensive green infrastructure.</p> <p>As such, Shropshire Council considers that emerging proposals for the mixed-use redevelopment of Clive Barracks, Tern Hill represent a sustainable option for the future use of a large predominantly brownfield site on a strategic corridor.</p> <p>It is therefore considered appropriate to identify Clive Barracks, Tern Hill as a proposed strategic site, the redevelopment of which will contribute to meeting the development needs of Shropshire in the medium to long term.</p> <p>Whilst the site is large, it is located in north Shropshire and as such it has a limited relationship to the Black Country, as such it is not considered an appropriate location to accommodate any of the proposed contribution to the unmet needs forecast to arise within the Black Country.</p>
Further Main Modifications Required	No
If proposed for Allocation, Potential Capacity:	Formation of a new settlement through a comprehensive mixed-use redevelopment of the site to provide a range of local services and facilities, around 750 dwellings, around 6ha of employment land and extensive green infrastructure.
If proposed for Allocation Design Requirements:	<p>a. The quantity, quality, design, mix and layout of housing provided on the site will be informed by site constraints and opportunities, identified local needs and relevant policies of this Local Plan.</p> <p>b. Employment provision will represent an intrinsic element of the site's redevelopment, occurring alongside the provision of housing. Employment provision will be of an appropriate quantity and quality to contribute towards the objectives of the Shropshire Economic Growth Strategy.</p> <p>c. The local centre will comprise of an appropriate range of commercial uses (likely to include a family pub plus convenience store and a small number of modest retail units) to serve the new settlements community on land fronting the A41. The local centre will ensure future occupiers of the site benefit from access to local facilities, as such its timely provision is an important consideration and will be directly linked to provision of housing on the site.</p> <p>d. Green infrastructure provision will be of an appropriate quantity and quality. Its location will integrate and enhance key green infrastructure corridors and networks on and around the site. Existing playing fields should be retained.</p> <p>e. 1ha of land will be provided for a primary school. This will enable Buntingsdale School and Stoke on Tern Primary School to merge on the site and crucially serve the needs of the new development.</p> <p>f. Any necessary improvements will be undertaken in order to achieve appropriate access points into both the eastern and western portions of the site. Any necessary improvements to the A41/A53 Tern Hill roundabout will also be undertaken including any recommendations from an air quality assessment of the impact of increased vehicular movements from this development on Tern Hill roundabout.</p> <p>g. Appropriate pedestrian and cycle links will be provided to and through the site, particularly to the proposed primary school and local centre. This will include enhancement of an underpass of the A41, to ensure pedestrian and cycle connectivity between the north-eastern and south-western portions of the site.</p> <p>h. Acoustic design, layout and appropriate building materials (including where necessary appropriate glazing, ventilation and acoustic barriers) will be used to appropriately manage noise arising from the adjacent airfield and nearby roads.</p> <p>i. Any contaminated land on the site will be appropriately managed.</p> <p>j. The nearby River Tern and RAF Tern Hill Local Wildlife Sites will be appropriately buffered. Ancient woodland and priority habitats on the site will be retained and an appropriately buffered. A sustainable juxtaposition will be created between built form and trees.</p> <p>k. Site design and layout will reflect and respect the sites heritage and heritage assets within the wider area.</p> <p>l. The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, which will form part of the Green Infrastructure network. Development will also be excluded from the small portions of the site located in Flood Zones 2 and/or 3. Flood and water management measures must not displace water elsewhere.</p>

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Shropshire Local Plan

Housing and Employment Topic Paper

Published: July 2023



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2. Introduction

- 2.1. On 15th February 2023, the Planning Inspectors examining the draft Shropshire Local Plan issued an Interim Findings document (ID28). This followed the completion of the Stage 1 Hearing Sessions, which focused on legal, procedural and strategic issues (including strategic policies). These Hearing Sessions were primarily undertaken in July 2022, with a further session specifically regarding the Duty to Cooperate in January 2023.
- 2.2. ID28 addresses a range of matters, including a number related to housing and employment. This included:
 - a. The housing and employment land needs of Shropshire.
 - b. Proposed contributions to unmet housing and employment land needs forecast to arise within the Black Country.
 - c. The proposed housing and employment land requirements within the draft Shropshire Local Plan.
- 2.3. With specific regard to the housing and employment land needs of Shropshire, Paragraph 13 of ID28 states *“The Council’s approach to identifying the housing and employment land needs derived within Shropshire itself is sound.”*
- 2.4. With regard to the unmet housing and employment land needs forecast to arise within the Black Country, the Planning Inspectors have acknowledged that the draft Shropshire Local Plan is proposing to provide 1,500 new homes and 30ha of employment land over the plan period in order to contribute the unmet housing and employment land needs forecast to arise in the Black Country and concluded that these contributions are appropriate.
- 2.5. Specifically, within paragraph 13 of ID28 the Planning Inspectors conclude: *“In principle, the Council’s intention to address some of the Association of Black Country Authorities (ABCA) unmet needs (1500 homes and 30ha of employment land), aligns with the spirit of the DtC. It is clear that the Council and the ABCA authorities are all content with this contribution and this is set out in a Statement of Common Ground (SoCG), signed prior to the submission of the Plan for examination. We recognise that there is a lack of any prescribed formula in national planning policy for calculating any uplift to Shropshire’s housing need to meet some of this externally derived unmet need.”*
- 2.6. With regard to the housing and employment land requirements, the Planning Inspectors have indicated within paragraph 11 that *“we are concerned that there has been a conflation of housing need and housing requirement and also employment land need and*

employment land requirement – but these are two distinctly different things.”

- 2.7. Within paragraph 12 of ID28 the Planning Inspectors continue, stating *“You will appreciate that we need clarity on this point, and the Plan itself must also be equally clear. We therefore ask that the Council provides us with a Topic Paper that unambiguously sets out the need for housing over the plan period and the local plan’s housing requirement and the same for employment land.”*
- 2.8. Within Paragraph 21 of ID28, the Planning Inspectors address the proposed housing and employment land contributions to the Black Country. It explains that if the intention remains to provide these contributions to the unmet housing and employment land needs of the Black Country, then *“the Council will also need to consider which site or sites in the Plan will be identified to meet that need. This also needs to be subject to sustainability appraisal to reflect the objectives and geographical scope of the Plan.”*
- 2.9. ID28 also addresses Sustainability Appraisal (SA), and concludes that additional SA assessment should be undertaken regarding the housing and employment land requirements.

3. Purpose of this Document

- 3.1. The purpose of this document is to positively respond to the Planning Inspectors’ request for a clear and unambiguous Topic Paper regarding the housing and employment land needs and requirements in Shropshire. In doing so it makes a clear distinction between defined need and requirements.
- 3.2. In seeking to positively respond to the conclusions of the Planning Inspectors within ID28, Shropshire Council has also undertaken additional Sustainability Appraisal (SA) work regarding the housing and employment land requirement. This additional SA assessment work has directly informed the preparation of this Topic Paper.
- 3.3. A range of previously published material prepared by the Council has also informed this Topic Paper, including the Local Housing Need Assessment (EV069), the Strategic Housing Market Assessment (EV097.01 and EV097.02), the Housing Topic Paper (GC4i), the Five Year Housing Land Supply (GC4j), the Housing Trajectory (GC4p), Productivity Growth Forecasts (EV090), the Economic Development Needs Assessment (EV043), the Economic Growth Strategy (EV044), the Employment Topic Paper (EV112), the Strategic Employment Topic Paper (GC4n), the Authority Monitoring Report (EV012); and the Local Plan Viability Study (EV115.01).

4. Housing Need and Requirement

Local Housing Need

- 4.1. The National Planning Policy Framework (NPPF) specifies that *“To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals...”*¹
- 4.2. Shropshire Council considers it is appropriate to utilise Government's Standard Methodology to determine local housing need in Shropshire.
- 4.3. The Local Housing Need Assessment (2020) underpinned the housing requirement when the Regulation 19: Pre-Submission Consultation Draft Shropshire Local Plan was prepared, at the time of the Regulation 19 Consultation, and when Shropshire Council made the decision to submit the draft Shropshire Local Plan for examination. As such, it is considered appropriate to continue to utilise the 2020 Assessment when establishing baseline local housing need.
- 4.4. This calculation of local housing need is summarised within the Local Housing Need Assessment (2020) (EV069). In summary, this assessment concludes that the Local Housing Need for Shropshire was some **25,894 dwellings** over the 22-year plan period from 2016-2038. This equates to an annual average of **1,177 dwellings**.
- 4.5. However, it should be recognised that more up-to-date assessments of housing need in Shropshire have recently become available, and it is felt appropriate to consider this within the context of wider material considerations when determining an appropriate housing requirement. This will be discussed further later in this paper.

Initial Identification: Reasonable Housing Requirement Options

- 4.6. Within the Issues and Strategic Options Consultation Document (EV003.01) prepared to inform the draft Shropshire Local Plan, three reasonable options for the housing requirement over the plan period were identified. It should be noted that at this time the Plan period was 2016-2036.
- 4.7. The baseline for the three reasonable options was the local housing need; identified at that time in the Full Objectively Assessed Housing Need (FOAHN). Each option then included a different percentage

¹MHCLG, (2021), The NPPF – Paragraph 61

uplift above identified local housing need. These uplifts were intended to ensure local housing need was achieved, whilst also providing varying levels of flexibility to respond to changes to local housing need over the plan period, and varying levels of opportunity to respond to identified issues and opportunities in Shropshire.

- 4.8. These options informed identification of the proposed housing requirement within the draft Shropshire Local Plan. This is summarised within the Housing Topic Paper (GN4i).

Updated Identification: Reasonable Housing Requirement Options

- 4.9. In response to ID28, the reasonable options for the housing requirement have been updated and expanded. However, the methodology used to identify these updated options is consistent with that used to identify the initial options.
- 4.10. Specifically, the baseline was local housing need (2020 base date). A series of percentage uplifts were then identified. These uplifts are intended to ensure that local housing need is achieved, whilst also providing varying levels of flexibility to respond to changes to local housing need over the plan period, and varying levels of opportunity to:
- a. Respond positively to specific sustainable development opportunities.
 - b. Increase the delivery of family and affordable housing to meet the needs of local communities and support new families coming into Shropshire.
 - c. Support the delivery of specialist housing for older people, people with disabilities and the needs of other groups within the community.
 - d. Support the diversification of Shropshire's labour force.
 - e. Support wider aspirations, including increased economic growth and productivity.
- 4.11. Further information on these factors is provided within the evidence base prepared to inform the draft Shropshire Local Plan, including the Strategic Housing Market Assessment (EV097.01 and EV097.02), the Housing Topic Paper (GC4i), the Economic Development Needs Assessment (EV043), the Economic Growth Strategy (EV044), the Employment Topic Paper (EV112), and the Strategic Employment Topic Paper (GC4n).

4.12. An explicit contribution of 1,500 dwellings towards the unmet housing need forecast to arise within the Black Country has also been specifically included within each option.

Proposed Contribution to the Black Country

4.13. The proposed contribution to the unmet housing need forecast to arise within the Black Country of 1,500 dwellings has been informed by careful consideration of the relationship between Shropshire and the Black Country as summarised within the Housing Topic Paper (GC4i) and detailed duty to cooperate discussions, culminating within the completion of a Statement of Common Ground (SoCG) (EV041) within which the proposed contribution was agreed.

4.14. Within ID28, the Planning Inspectors conclude that *“In principle, the Council’s intention to address some of the Association of Black Country Authorities (ABCA) unmet needs (1500 homes and 30ha of employment land), aligns with the spirit of the DtC.”*

4.15. Within ID28, the Planning Inspectors also state *“It is clear that the Council and the ABCA authorities are all content with this contribution and this is set out in a Statement of Common Ground (SoCG), signed prior to the submission of the Plan for examination. We recognise that there is a lack of any prescribed formula in national planning policy for calculating any uplift to Shropshire’s housing need to meet some of this externally derived unmet need.”*

4.16. As such, Shropshire Council considers that it is appropriate for each of the updated reasonable options for the housing requirement to include a specific uplift of 1,500 dwellings (equating to an annual average of 68 dwellings over the 22-year plan period from 2016-2038) to reflect the proposed contribution to the unmet housing need forecast to arise within the Black Country.

Updated Reasonable Housing Requirement Options

4.17. Using the methodology described above, five reasonable options for the housing requirement have been identified. These options are:

Table 4.1: Reasonable Housing Requirement Options

Option	Percentage Uplift Above Local Housing Need	1,500 Dwelling Black Country Contribution?
Housing Requirement Option 1: Moderate Growth	Around a 5% uplift	Yes
<p>Summary: Responsive to and represents a consistent uplift on baseline need to the Moderate Growth Option within the Issues & Strategic Options Document. Incorporates a further 1,500 dwelling contribution to unmet housing need forecast to arise in the Black Country.</p> <p>Housing Requirement: The housing requirement resulting from this option would be 28,700 dwellings. This equates to around 1,305 dwellings per annum.</p>		

Option	Percentage Uplift Above Local Housing Need	1,500 Dwelling Black Country Contribution?
Housing Requirement Option 2: Significant Growth	Around a 10% uplift	Yes
<p>Summary: Responsive to and represents a consistent uplift on baseline need to the Significant Growth Option within the Issues & Strategic Options Document. Incorporates a further 1,500 dwelling contribution to unmet housing need forecast to arise in the Black Country. Results in a housing requirement comparable to that within the adopted Development Plan.</p> <p>Housing Requirement: The housing requirement resulting from this option would be 30,000 dwellings. This equates to around 1,364 dwellings per annum.</p>		
Housing Requirement Option 3: High Growth (Variation 1)	Around a 13% uplift	Yes
<p>Summary: Responsive to the High Growth Option within the Issues & Strategic Options Document. Incorporates a further 1,500 dwelling contribution to unmet housing need forecast to arise in the Black Country. Results in a housing requirement consistent with that proposed within the draft Shropshire Local Plan.</p> <p>Housing Requirement: The housing requirement resulting from this option would be 30,800 dwellings. This equates to around 1,400 dwellings per annum.</p>		
Housing Requirement Option 4: High Growth (Variation 2)	Around a 15% uplift	Yes
<p>Summary: Responsive to and represents a consistent uplift on baseline need to the High Growth Option within the Issues & Strategic Options Document. Incorporates a further 1,500 dwelling contribution to unmet housing need forecast to arise in the Black Country.</p> <p>Housing Requirement: The housing requirement resulting from this option would be 31,300 dwellings. This equates to around 1,423 dwellings per annum.</p>		
Housing Requirement Option 5: High Growth (Variation 3)	Around a 19% uplift	Yes
<p>Summary: Responsive to the High Growth Option within the Issues & Strategic Options Document. Incorporates a further 1,500 dwelling contribution to unmet housing need forecast to arise in the Black Country. Results in a housing requirement equating to the housing requirement proposed within the draft Shropshire Local Plan plus an additional 1,500 dwellings, which is comparable to the proposed contribution to the unmet housing need forecast to arise within the Black Country.</p> <p>Housing Requirement: The housing requirement resulting from this option would be 32,300 dwellings. This equates to around 1,468 dwellings per annum.</p>		

Identifying the Proposed Housing Requirement

- 4.18. The decision regarding which of the reasonable housing requirement options should form the basis for the proposed housing requirement within the draft Shropshire Local Plan is ultimately one of planning judgement.
- 4.19. There is however an extensive range of information that informs this planning judgement. This includes:
 - a. The additional SA assessment work.
 - b. Local housing need in Shropshire – 2020 base date, which formed the baseline for the various housing requirement options; and 2023 base date, which represents the most recent calculation.

- c. The ability to:
 - i. Provide flexibility to respond to changes to local housing need over the proposed plan period.
 - ii. Respond positively to specific sustainable development opportunities.
 - iii. Increase the delivery of family and affordable housing to meet the needs of local communities and support new families coming into Shropshire.
 - iv. Support the delivery of specialist housing for older people, people with disabilities and the needs of other groups within the community.
 - v. Support the diversification of our labour force.
 - vi. Support wider aspirations, including increased economic growth and productivity.
 - d. The ability to accommodate an appropriate contribution of 1,500 dwellings towards the unmet housing need forecast to arise within the Black Country.
 - e. The relationship between the identified issues and opportunities in Shropshire and a proposed contribution to the unmet housing need forecast to arise within the Black Country.
 - f. Deliverability, including through consideration of past trends on housing completions.
 - g. Responses to the Regulation 18 consultations undertaken to inform the draft Shropshire Local Plan and representations received during the Regulation 19 consultation on the draft Shropshire Local Plan.
 - h. The conclusion that the housing requirement should be expressed as 'a minimum' rather than 'around'.
- 4.20. Dealing with each in turn:

Additional Sustainability Appraisal Assessment Work

- 4.21. The additional SA assessment work provides a crucial source of information to inform the planning judgement regarding which of the reasonable housing requirement options should form the basis for the proposed housing within the draft Shropshire Local Plan.
- 4.22. This work assesses each option against the SA objectives and in this way informs judgements about their relative sustainability.
- 4.23. In general terms, the additional SA assessment work can be summarised as concluding that the greater the level of housing proposed within the option, the greater the likelihood of positive impacts on social and economic factors. Conversely the greater the level of housing proposed within the option, the greater the likelihood

of negative impacts on environmental factors. It is important to recognise that the principle of sustainable development is about achieving balance across all three pillars – social, economic, and environmental.

- 4.24. The additional SA assessment work also concludes that none of the options are likely to result in a strongly negative effect. Conversely, it concludes that options 3, 4 and 5 are likely to result in a strongly positive effect on SA objective 3 (provision of a sufficient amount of good quality housing which meets the needs of all sections of society in the short, medium and long term), whilst options 4 and 5 also potentially result in a strongly positive effect on SA objective 4 (promoting access to services for all sections of society).
- 4.25. Further detail on the outcomes of this additional SA assessment work is provided within the Additional SA Report.

Local Housing Need

- 4.26. The Local Housing Need Assessment (2020) formed the baseline for the identified reasonable housing requirement options. As each of these options include a percentage uplift above this baseline, all are sufficient to meet this local housing need.
- 4.27. However, whilst the Local Housing Need Assessment (2020) formed the baseline for the options because it underpinned the housing requirement when the Regulation 19: Pre-Submission Consultation Draft Shropshire Local Plan was prepared, at the time of the Regulation 19 Consultation, and when Shropshire Council made the decision to submit the draft Shropshire Local Plan for examination; the overall planning judgement also needs to take account of the most recent assessments of local housing need.
- 4.28. The most recent assessment of local housing need has a 2023 base date and is summarised within the Local Housing Need Assessment (2023). This assessment concludes that local housing need has reduced from the 1,177 dwellings per annum within the 2020 base date assessment to 1,085 dwellings per annum.
- 4.29. This equates to around an 8% reduction to the annual local housing need, which requires careful consideration when determining which of the options should form the basis for the proposed housing within the draft Shropshire Local Plan.

The Ability to Respond to Identified Issues and Support Identified Opportunities

- 4.30. The evidence base and consultation responses that have informed the preparation of the draft Shropshire Local Plan identified a range of issues and opportunities that exist in Shropshire. Key issues and opportunities identified include:
- a. Provide flexibility to respond to changes to local housing need over the proposed plan period.
 - b. Sustainable development opportunities.
 - c. The need for family and affordable housing to meet the needs of local communities and support new families coming into Shropshire.
 - d. The need for adaptable and specialist housing for older people and people with disabilities.
 - e. Housing to meet the needs of other groups within the community.
 - f. The need to supplement and diversify our labour force, including through the provision of appropriate housing to meet the needs of this labour force.
 - g. Wider aspirations for Shropshire, including increased economic growth and productivity, which can be supported through the provision of appropriate housing opportunities.
- 4.31. Key evidence which has informed the identification of these issues and opportunities include assessments of local housing need (including EV069), the various iterations of the Authority Monitoring Report (including EV012), the Strategic Housing Market Assessment (EV097.01 and EV097.02), Productivity Growth Forecasts (EV090), the Economic Development Needs Assessment (EV043), the Economic Growth Strategy (EV044), and the Local Plan Viability Study (EV115.01).
- 4.32. The material prepared to facilitate and subsequent responses / representations to consultations also informed the identification of these issues and opportunities. This includes the Issues & Strategic Options Consultation (EV003.01 and EV003.02), the Preferred Scale and Distribution of Development Consultation (EV004.01 and EV004.02), the Regulation 18: Pre-Submission Consultation (EV007.01 and EV007.03), and the Regulation 19: Pre-Submission Consultation (SD002, SD014.01-SD014.02; representations A0001-A0682 and GC4o).
- 4.33. Further information is provided within the Housing Topic Paper (GC4i).

- 4.34. Each of the reasonable options for the housing requirement include a percentage uplift above local housing need in order to support addressing the identified issues and the achievement of the identified options.
- 4.35. However, the level of housing is only one mechanism within the scope of the draft Shropshire Local Plan which can contribute to addressing identified issues and achievement of identified objectives. Policies that address the resultant location, type, tenure, and quality of housing, in order to ensure new housing is responsive to the identified issues and opportunities is equally important.

Contributing to Unmet Housing Need Forecast to Arise in the Black Country

- 4.36. Each of the reasonable options for the housing requirement include an explicit contribution of 1,500 dwellings towards the unmet housing need forecast to arise within the Black Country (above identified local housing need and the various percentage uplifts above it). As such, each option would provide a contribution of 1,500 dwellings towards the unmet housing need forecast to arise within the Black Country.

Relationship between identified issues and opportunities in Shropshire and a proposed contribution to unmet housing need forecast to arise in the Black Country.

- 4.37. Whilst provision of flexibility to respond to changes to local housing need in Shropshire and provision of a contribution to the unmet housing need forecast to arise within the Black Country are mutually exclusive, both are complementary to and will facilitate the achievement of the wider identified issues and opportunities in Shropshire.
- 4.38. The ability to positively respond to sustainable development opportunities is generally increased as the amount of development proposed rises (as more development provides more opportunities). This increase can be as a result of an uplift to local housing need for flexibility to respond to potential future changes to local housing need, in response to other identified issues / opportunities in Shropshire, or to provide a contribution to unmet housing need forecast to arise in the Black Country.
- 4.39. Increasing overall housing numbers is one mechanism available to provide more family and affordable housing, adaptable and specialist

housing for older people and people with disabilities, and housing to meet the needs of other groups within Shropshire communities.²

- 4.40. The source of this increase can be to provide flexibility to respond to changes to local housing need, respond to other identified issues / opportunities in Shropshire, or as part of a contribution to unmet housing need forecast to arise in the Black Country.
- 4.41. With regard to the aspiration of attracting new families into Shropshire, one source is the Black Country. Indeed, migration patterns between the two areas are already established (which informed consideration of the relationship between the two areas, as documented within the Housing Topic Paper GC4i). These migration patterns directly inform the sub-national population projections and associated sub-national household projections which underpin calculations of local housing need.
- 4.42. As such, the contribution to the unmet housing need forecast to arise in the Black Country and the aspiration of attracting more families into Shropshire is entirely compatible.
- 4.43. One way the labour force of Shropshire can be supplemented and diversified is by retaining and attracting more working-aged people into Shropshire, including through provision of appropriate housing to meet their needs³.
- 4.44. One way of supporting the delivery of appropriate housing for working-aged people, is increasing overall housing provision⁴. This increase can be to provide flexibility to respond to changes to local housing need, a response to identified issues / opportunities in Shropshire, or a proposed contribution to the unmet housing need forecast to arise within the Black Country.
- 4.45. Furthermore, the Black Country is a potential source of labour supply for Shropshire. Indeed, there are already established migration and commuting patterns between the two areas (both migration and commuting patterns informed consideration of the relationship

² It is important to note that increased housing provision is only one mechanism available to provide the types of housing required to meet the needs of families, older people and other groups within our communities. The draft Shropshire Local Plan includes a range of draft policies that address the location, type, tenure, and quality of housing, to ensure new housing more effectively supports the ability to meet the needs of our communities and all the groups within them.

³ It is important to note that increased housing provision is only one of the mechanisms available to supplement and diversity the labour force. Provision of appropriate employment opportunities and lifestyles that people aspire to are other such mechanisms.

⁴ It is important to note that increased housing provision is only one mechanism available to provide appropriate housing for working-aged people. The draft Shropshire Local Plan includes a range of draft policies that address the location, type, tenure, and quality of housing, which will ensure new housing more effectively contributes to this aspiration.

between the two areas, as documented within the Housing Topic Paper GC4i).

- 4.46. As such, supplementing and diversifying the Shropshire labour supply is entirely compatible with the proposed contribution to the unmet housing need forecast to arise within the Black Country - as residents of these properties move from the Black Country to Shropshire.
- 4.47. One means of supporting the range of wider aspirations for Shropshire, including increased economic growth and productivity, is the provision of appropriate housing opportunities. A mechanism to increase the amount of appropriate housing provided is increasing overall housing provision.⁵
- 4.48. This increase can be to provide flexibility to respond to changes to local housing need, a response to identified issues / opportunities in Shropshire, or a proposed contribution to the unmet housing need forecast to arise within the Black Country.
- 4.49. Each of the reasonable options for the housing requirement include both a percentage uplift above local housing need to provide flexibility to respond to changes to local housing need and a specific 1,500 dwelling contribution (above local housing need) to the unmet housing need forecast to arise within the Black Country. However, both of these adjustments can support the ability to address wider identified issues and achieve identified opportunities in Shropshire.
- 4.50. This 'overlap' must be recognised and considered when determining the appropriate housing requirement for inclusion within the draft Shropshire Local Plan.

Deliverability

- 4.51. The proposed housing requirement should support the achievement of local housing need, whilst also supporting the ability to respond to identified issues and support the achievement of identified opportunities in Shropshire, and the provision of 1,500 dwellings toward the unmet housing needs forecast to arise within the Black Country. However, importantly the housing requirement also needs to be deliverable.

⁵ It is important to note that increased housing provision is only one mechanism available to provide housing to support wider aspirations including economic growth. The draft Shropshire Local Plan includes a range of draft policies that address the location, type, tenure, and quality of housing, which will ensure new housing more effectively contributes to these aspirations.

4.52. Past trends on housing completions are inevitably influenced by a range of factors. However, they form a useful indicator of deliverability.

4.53. Figure summarises annual housing completion rates over the current plan period thus far (from 2006/07-2021/22). It illustrates that over this period, housing completions experienced both significant peaks (particularly 2016/17-2021/22) and significant troughs (particularly 2009/10-2014/15). This is not surprising and is a common pattern within the housing market, reflecting the range of known and unknown local, regional, national and international factors that influence it.

Figure 4.1: Housing Completions in Shropshire for 2006/07-2021/22

Financial Year	Housing Completions
2006/07	1,228
2007/08	1,106
2008/09	1,265
2009/10	1,112
2010/11	984
2011/12	724
2012/13	847
2013/14	1,079
2014/15	1,155
2015/16	1,402
2016/17	1,910
2017/18	1,876
2018/19	1,843
2019/20	1,554
2020/21	1,586
2021/22	1,485



4.54. Over the longer term period (2006/07-2021/22), the annual average housing completion rate was some 1,322 dwellings, which is lower than the annual average associated with all of the identified options, although generally comparable to that associated with option 1.

4.55. Over the shorter term (most recent five year period from 2017/18-2021/22) which represents a peak in the housing market, the annual average housing completion rate was some 1,668 dwellings, which is higher than all of the identified options.

4.56. This past trend data clearly indicates that it is possible, in an individual year, to achieve/exceed the annual average housing requirement associated with all of the identified options.

4.57. However, this past trend data also suggests that ensuring the consistent achievement of the annual average housing requirement associated with all of the identified options over the proposed plan period will require proactive implementation of the draft Shropshire Local Plan by Shropshire Council and the effective operation of the housing market. It is acknowledged that the higher the annual average housing requirement associated with the option, the more

challenging it becomes to ensure delivery over the entirety of the proposed plan period.

- 4.58. In terms of factors that could impact on future deliverability, it is recognised that there are a myriad of known and unknown local, regional, national and international factors that can influence the housing market and housing completion rates in Shropshire. As a result, there will inevitably be fluctuations to housing completion rates over the proposed plan period – similar to those identified within the past delivery trends.
- 4.59. As such, it is important that the proposed housing requirement is responsive to the potential for such fluctuations and the potential for peaks and troughs in the housing market and housing completion rates. This ensures that it is deliverable, whilst also being sufficiently aspirational to support the ability to contribute to addressing identified issues and opportunities in Shropshire.
- 4.60. There is also a need to ensure that an appropriately robust housing land supply (with an appropriate buffer) is identified to provide confidence regarding the deliverability of the proposed housing requirement.

Consultation Responses

- 4.61. As documented within paragraph 4.32 of this document, consultation material and responses/representations directly informed the identification of key issues and opportunities in Shropshire, which can be contributed to through the proposed housing requirement.
- 4.62. Consultation responses/representations also directly informed the identification of the housing requirement proposed within the draft Shropshire Local Plan (at the point of submission).
- 4.63. Recognising that there is a need to re-consider the proposed housing requirement in order to effectively respond to the Planning Inspectors findings within ID28, it remains important that the responses/representations received during the various consultations undertaken to inform the draft Shropshire Local Plan are given due consideration when undertaking the planning judgement regarding an appropriate housing requirement for inclusion within the draft Shropshire Local Plan.

Expression of the Housing Requirement

- 4.64. Throughout the preparation of the draft Shropshire Local Plan, the reasonable options for the housing requirement and the proposed

housing requirement within the draft Shropshire Local Plan were expressed as 'around'.

- 4.65. Within ID28, the Planning Inspectors concluded that the housing requirement should be expressed as 'a minimum' *"for both monitoring and effectiveness."*
- 4.66. Shropshire Council accepts this principle. However, the implications do require careful consideration in the context of identifying which of the reasonable housing requirement options should form the basis for the proposed housing within the draft Shropshire Local Plan.
- 4.67. This is because when a housing requirement is expressed as 'around' it does not constitute either a definitive minimum or a definitive maximum, but a general target. However, when a housing requirement is expressed as 'a minimum' it does constitute a definitive minimum, although there is flexibility for it to be exceeded - subject to consideration of wider policy requirements.

The Proposed Housing Requirement

- 4.68. Shropshire Council has carefully considered the extensive range of information available regarding an appropriate housing requirement for inclusion within the draft Shropshire Local Plan in undertaking the planning judgement regarding which of the reasonable options for the housing requirements should form the basis for the housing requirement within the draft Shropshire Local Plan.
- 4.69. In conclusion, Shropshire Council considers that **Option 3**, should form the basis for the proposed housing requirement within the draft Shropshire Local Plan.

4.70. **Option 3: High Growth (Variation 1), consists of local housing need (2020 base date), plus a 13% uplift, plus a 1,500 dwelling contribution to unmet housing need forecast to arise in the Black Country. This equates to a total uplift above local housing need (2020 base date) of around 19%.**

4.71. **The resultant proposed housing requirement is 30,800 dwellings over the proposed plan period from 2016-2038. This equates to an annual average of around 1,400 dwellings.**

Reasons for the Proposed Housing Requirement

- 4.72. As documented within paragraph 4.68 in applying planning judgement to determine which of the reasonable options for the housing requirement should form the basis for the housing

requirement within the draft Shropshire Local Plan, detailed consideration of extensive information has been undertaken.

4.73. Key considerations included:

- a. The level of housing associated with Option 3 is considered to be **responsive to the principle of and will deliver High Growth**, which underpins the level of growth proposed within the draft Shropshire Local Plan, as it is:
 - i. Sufficient to meet local housing need.
 - ii. Provides a buffer above local housing need thereby providing confidence that it will be achieved.
 - iii. Allows an appropriate level of flexibility above local housing need to respond to changes over the proposed plan period.
 - iv. Includes a specific contribution of 1,500 dwellings towards unmet housing need forecast to arise in the Black Country.
 - v. Positively supports the ability to address identified issues and opportunities in Shropshire – including through the uplift to provide flexibility to respond to changes to local housing need, the specific uplift to support addressing identified issues and opportunities, and the proposed contribution to the unmet housing need forecast to arise within the Black Country.
- b. The level of housing associated with Option 3 is sufficient to **meet local housing need (2020 base date)** and provides flexibility to respond to changes to local housing need. However, it is also responsive to:
 - i. Available information on short and longer term **delivery trends**.
 - ii. Recognition that there is likely to be a myriad of known and unknown local, regional, national and international **factors that can influence the housing market and housing completion rates** in Shropshire and the need to provide sufficient flexibility to respond to these factors.
 - iii. The **most recent calculation of local housing need (2023 base date)**, which concludes need has reduced by 8%. Shropshire Council considers Option 3 strikes an appropriate balance on these considerations.
- c. Based on the additional SA assessment work undertaken, it is considered that Option 3 strikes an appropriate balance across the three pillars (social, economic, and environmental) of sustainable development and will contribute towards the achievement of the long term sustainability of Shropshire.

- d. The additional SA assessment work concluded that Option 3 was likely to result in a strongly positive effect on SA objective 3 (provision of a sufficient amount of good quality housing which meets the needs of all sections of society in the short, medium and long term). It also concluded that Option 3 was unlikely to result in any strongly negative effects on any SA objectives.
- e. Option 3 includes a specific uplift of 1,500 dwellings as a contribution to the unmet housing need forecast to arise within the Black Country. As documented within 4.13-4.16 of this document, this is considered an appropriate contribution to the unmet housing need forecast to arise within the Black Country.
- f. The level of housing associated with Option 3 is sufficient to allow for a significant positive contribution to the various identified issues and opportunities in Shropshire (when considered in the context of specific policies to positively influence the location, type, tenure, and quality of housing).
- g. It is also specifically responsive to the fact that there is a clear 'overlap' between the way in which an uplift to local housing need and a contribution to the unmet housing need forecast to arise within the Black Country can contribute to supporting the identified issues and opportunities in Shropshire, given that one method of contributing to their achievement is more housing.
- h. A series of consultations have been undertaken regarding the proposed level of residential development to include within the draft Shropshire Local Plan (as summarised within paragraph 4.32). Having carefully reflected upon these responses, Shropshire Council considers that the level of housing associated with Option 3 positively responds and balances the range of issues, considerations and differing perspectives raised.
- i. The level of housing proposed is consistent with that currently proposed within the draft Shropshire Local Plan. As such, it is a level of development that has been subject to public consultation and to which communities are familiar.
- j. As documented within ID28, the proposed housing requirement is to be expressed as a 'minimum' rather than as 'around'. This means there is significantly more certainty about the minimum level of housing to be provided, but equally less flexibility to deliver less than the proposed housing requirement (although flexibility continues to exist to exceed the proposed housing requirement). Shropshire Council considers that Option 3 positively responds to the fact that the housing requirement is a 'minimum'.

4.74. In conclusion having considered the available evidence, responses to previous consultation and the results of technical assessment in applying planning judgement, Shropshire Council considers that the housing requirement within the draft Shropshire Local Plan should be based on **Option 3** of the reasonable options identified.

4.75. **The proposed housing requirement is therefore a minimum of 30,800 dwellings (including a 1,500 dwelling contribution to the unmet housing need forecast to arise within the Black Country), which equates to an annual average of around 1,400 dwellings.**

Implications of the Proposed Housing Requirement

- 4.76. The proposed housing requirement is consistent with that previously proposed within the draft Shropshire Local Plan. As such, Shropshire Council considers that the strategy for achieving the proposed housing requirement proposed within the draft Shropshire Local Plan remains appropriate.
- 4.77. As a result, only minimal modifications would be required to reflect this proposal. Specifically, draft Policy SP2 will require a main modification to expressly state the proposed housing requirement of 30,800 dwellings includes a 1,500 dwelling contribution to the unmet housing need forecast to arise within the Black Country.

Housing Land Supply

- 4.78. Based on the proposed housing requirement identified within this Topic Paper, Shropshire Council considers that an appropriate and robust housing land supply exists, both over the next five years and over the entirety of the proposed local plan period. As such, it is not considered that additional allocations are required in order to ensure the achievement of the proposed housing requirement.
- 4.79. The most recent assessment of housing land supply in Shropshire, based on the proposed housing requirement, is summarised within the **Five Year Housing Land Supply Statement (2022) - Draft Shropshire Local Plan**. Shropshire Council considers the assessment summarised within this document represents a cautious and robust assessment of housing land supply.
- 4.80. With regard to the five year period from 2022/23-2026/27, the assessment concludes that a **6.52 years' supply of deliverable housing land is available**.

- 4.81. With regard to the proposed plan period from 2016-2038, the assessment concludes that given existing completions of 10,254 dwellings from 2016/17 to 2021/22, **sufficient deliverable or developable housing land is available to deliver 34,842 dwellings.**
- 4.82. This is sufficient to achieve the proposed housing requirement of 30,800 dwellings, with sufficient additional supply available to provide for **around 10% flexibility** within the supply above the proposed housing requirement. This is summarised within Table 4.2.

Table 4.2: Housing Land Supply across the Proposed Plan Period

Category	Net Dwellings
<i>Completions 2016/17 – 2021/22:</i>	10,254
<i>Years 1 - 5 Supply:</i>	10,044
<i>Year 6 - 10 Supply:</i>	8,591
<i>Years 11 - 15 Supply:</i>	4,782
<i>Years 16+ Supply:</i>	1,171
Total:	34,842

- 4.83. The spatial distribution of this supply is summarised within Table 4.3 which addresses the Strategic, Principal and Key Centres, Table 4.4 which addresses the Strategic Settlements, Table 4.5 which addresses Community Hubs, and Table 4.6 which addresses Community Clusters and the wider rural area.
- 4.84. It should be noted that the windfall allowance to achieve proposed settlement guidelines and the windfall allowance within the housing land supply differ in that the allowance within the housing land supply is responsive to and informed by past trends rather than being limited to that specifically required to achieve proposed development guidelines. However, the nature of the windfall allowance within the housing land supply is that it is not identified to specific locations, rather it is across the entirety of the Shropshire geography.
- 4.85. Ultimately, it is apparent that sufficient housing land supply exists to provide significant confidence regarding the deliverability of the proposed housing requirement for inclusion within the draft Shropshire Local Plan.

Table 4.3: Residential Guidelines and Residential Supply within the Strategic Centre, Principal Centre and Key Centres

Settlement	Type of Settlement	Proposed Residential Development Guideline	Total Residential Completions (2016/17 - 2021/22)	Total Residential Commitments:			Windfall Allowance*
				Planning Permission or Prior Approval (at 31st March 2022)	SAMDev Plan Allocations without Planning Permission (at 31st March 2022)	Local Plan Allocations without Planning Permission (at 31st March 2022)	
Albrighton	Key Centre	500	102	102	83	180	33
Bishops Castle	Key Centre	150	47	28	40	0	35
Bridgnorth	Principal Centre	1,800	117	42	550	1,050	41
Broseley	Key Centre	250	146	92	20	0	0
Church Stretton	Key Centre	200	30	59	0	0	111
Cleobury Mortimer	Key Centre	200	54	30	0	0	116
Craven Arms	Key Centre	500	56	45	325	0	74
Ellesmere	Key Centre	800	152	154	250	120	124
Highley	Key Centre	250	128	10	0	100	12
Ludlow	Principal Centre	1,000	213	697	0	10	80
Market Drayton	Principal Centre	1,200	238	391	60	435	76
March Wenlock	Key Centre	200	41	36	0	120	3
Oswestry	Principal Centre	1,900	418	834	343	240	65
Shifnal	Key Centre	1,500	1,153	50	0	230	67
Shrewsbury	Strategic Centre	8,625	3,399	2,124	602	2,410	90
Wem	Key Centre	600	183	110	0	210	97
Whitchurch	Principal Centre	1,600	325	251	560	450	14
Total:		21,275	6,802	5,055	2,833	5,555	1,030

*Windfall allowance to achieve proposed residential development guidelines.

Table 4.4: Residential Guidelines and Residential Supply within the Strategic Settlements

Strategic Settlements	Proposed Residential Guideline for the period 2016 - 2038	Total Residential Completions (2016/17 - 2021/22)	Total Residential Commitments:			Windfall Allowance**
			Planning Permission or Prior Approval (at 31st March 2022)	SAMDev Plan Allocations without Planning Permission (at 31st March 2022)	Local Plan Allocations without Planning Permission (at 31st March 2022)	
Clive Barracks, Tern Hill*	350	0	0	0	350	0
Former Ironbridge Power Station	1,000	0	0	0	1,000	0
Total:	1,350	0	0	0	1,350	0

*The total capacity of Clive Barracks, Tern Hill is 750 dwellings, however it is forecast that 350 dwellings will be completed on the site by 2037/38 with the remainder of the dwellings completed beyond the plan period.

**Windfall allowance to achieve proposed residential development guidelines.

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Table 4.5: Residential Guidelines and Residential Supply within Community Hubs

Settlement	Place Plan	Proposed Residential Development Guideline	Total Residential Completions (2016/17 - 2021/22)	Total Residential Commitments:			Windfall Allowance*
				Planning Permission or Prior Approval (at 31 st March 2022)	SAMDev Plan Allocations without Planning Permission (at 31st March 2022)	Local Plan Allocations without Planning Permission (at 31st March 2022)	
Cosford/Donington	Albrighton	0	0	0	0	0	0
Bucknell	Bishop's Castle	110	6	7	70	20	7
Chirbury	Bishop's Castle	45	-1	1	27	14	4
Clun	Bishop's Castle	95	4	3	60	20	8
Worthen and Brockton	Bishop's Castle	55	3	4	0	45	3
Alveley	Bridgnorth	130	15	33	0	70	12

Settlement	Place Plan	Proposed Residential Development Guideline	Total Residential Completions (2016/17 - 2021/22)	Total Residential Commitments:			Windfall Allowance*
				Planning Permission or Prior Approval (at 31 st March 2022)	SAMDev Plan Allocations without Planning Permission (at 31st March 2022)	Local Plan Allocations without Planning Permission (at 31st March 2022)	
Ditton Priors	Bridgnorth	65	13	13	0	40	0
Dudleston Heath	Ellesmere	60	12	21	0	0	27
Burford	Ludlow	190	35	1	0	140	14
Clee Hill	Ludlow	75	51	3	0	20	1
Hinstock	Market Drayton	155	105	4	0	35	11
Hodnet	Market Drayton	105	4	5	51	40	5
Woore, Irelands Cross and Pipe Gate	Market Drayton	88	35	26	0	0	27
Minsterley	Minsterley and Pontesbury	155	96	29	17	20	0
Pontesbury	Minsterley and Pontesbury	175	126	28	0	40	0
Cressage	Much Wenlock	80	8	1	0	62	9
Goopowen	Oswestry	360	107	80	128	25	20
Kimberley	Oswestry	60	19	20	0	0	21
Knockin	Oswestry	55	22	3	0	25	5
Llanymynech	Oswestry	125	41	0	32	50	2
Pant	Oswestry	50	10	7	0	25	8
Ruyton XI Towns	Oswestry	125	14	13	0	65	33
St Martins	Oswestry	355	142	118	0	60	35
Trefonen	Oswestry	35	4	2	0	0	29
West Felton	Oswestry	130	62	-19	0	60	27
Weston Rhyn	Oswestry	155	28	40	0	100	0
Whittington	Oswestry	200	26	102	0	70	2
Baschurch	Shrewsbury	360	160	107	0	55	38
Bayston Hill	Shrewsbury	200	33	7	0	123	37

Settlement	Place Plan	Proposed Residential Development Guideline	Total Residential Completions (2016/17 - 2021/22)	Total Residential Commitments:			Windfall Allowance*
				Planning Permission or Prior Approval (at 31 st March 2022)	SAMDev Plan Allocations without Planning Permission (at 31st March 2022)	Local Plan Allocations without Planning Permission (at 31st March 2022)	
Bicton	Shrewsbury	30	1	7	0	15	7
Bomere Heath	Shrewsbury	110	52	1	0	55	2
Cross Houses	Shrewsbury	90	85	0	0	0	5
Dorrington	Shrewsbury	150	50	21	15	0	64
Ford	Shrewsbury	125	36	3	0	75	11
Hanwood	Shrewsbury	50	29	5	0	0	16
Longden	Shrewsbury	50	23	2	0	0	25
Nesscliffe	Shrewsbury	115	90	14	0	0	11
Over	Wem	30	0	2	0	20	8
Hadnall	Wem	125	73	0	0	40	12
Shawbury	Wem	150	77	4	0	80	0
Prees	Whitchurch	170	30	76	62	35	0
Total:		4,988	1,726	794	462	1,544	546

*Windfall allowance to achieve proposed residential development guidelines.

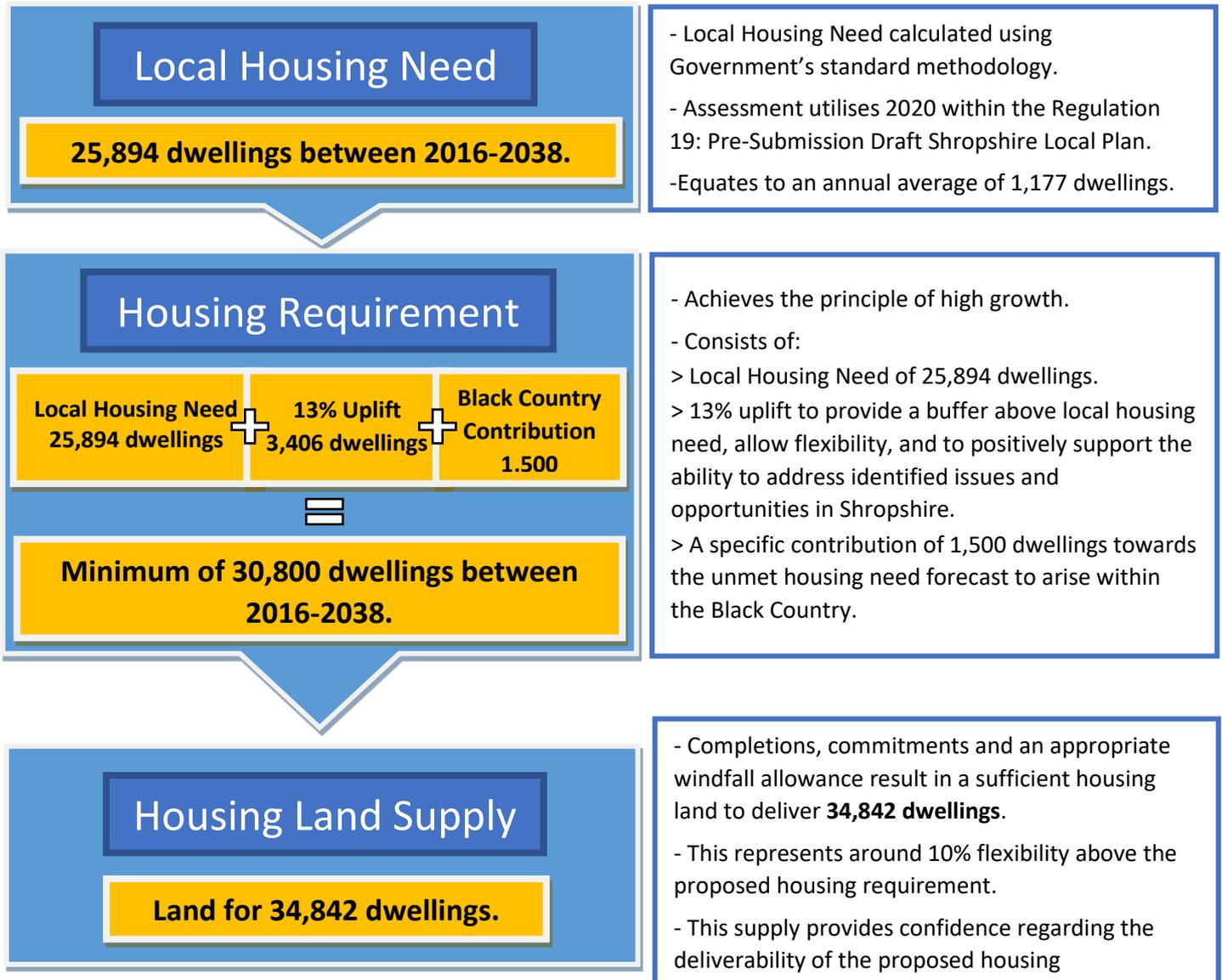
Table 4.6: Residential Supply within the Wider Rural Area

Geography	Total Residential Commitments:			
	Total Residential Completions (2016/17 - 2021/22)	Planning Permission or Prior Approval (at 31 st March 2022)	SAMDev Plan Allocations without Planning Permission (as at 31st March 2022)	Local Plan Allocations without Planning Permission (as at 31st March 2022)
Community Cluster	385	363	31	0
Wider Rural Area	1,341	1,460	17	0
Total	1,726	1,823	48	0

Summary

4.86. Figure provides a succinct summary of local housing need, the uplift above need to the proposed housing requirement, and the identified housing land supply:

Figure 4.2: Overarching Summary of the identified Housing Need, proposed Housing Requirement and identified Housing Land Supply



5. Employment

Local Employment Land Need – process

- 5.1. National Planning Practice Guidance (NPPG) advises strategic policy making authorities: *“to develop an idea of future [employment land] needs on a range of data which is current and robust, such as:*
- *sectoral and employment forecasts and projections which take account of likely changes in skills needed (labour demand);*
 - *demographically derived assessments of current and future local labour supply (labour supply techniques);*
 - *analysis based on the past take-up of employment land and property and/or future property market requirements.”*
- [NPPG Paragraph: 027 Reference ID: 2a-027-20190220]
- 5.2. Shropshire Council commissioned economic forecasts for the County from Oxford Economics in 2016. These forecasts were considered to underestimate the performance of the County but informed the commission of the Economic Development Needs Assessment (EDNA) (EV042) finalised in 2021. The EDNA provided an Experian Baseline Forecast (2020 base date) of ‘labour demand’, as one of five growth scenarios including employment needs for our ‘labour supply’ due to changes in our housing supply, to indicate Shropshire’s employment land needs.
- 5.3. The EDNA assessed our ‘labour supply’ need to be at least 140.9 hectares (ha), to balance the housing growth indicated by the Standard Methodology. The EDNA also assessed our ‘labour demand’ need to be at least 161.9ha of land, from the Experian baseline forecast of our economic growth.
- 5.4. The EDNA recognised that Shropshire’s employment land need must be adjusted upwards to contribute towards unmet employment land need forecast to arise in the Black Country. Consequently, the EDNA increased each of the five growth scenarios by an additional 30ha (EDNA, paragraphs 9.28-9.29, page 121) to recognise the Duty to Cooperate discussions with the Black Country Authorities.
- 5.5. The employment land need for Shropshire, consequently considered the job needs of our growing population, the labour demands of the expanding business base of our local economy and a contribution towards unmet employment land needs in the Black Country.
- 5.6. These assessments of need, even with the contribution to the Black Country, were lower than anticipated from the past performance of the County. This was due in part, to the density assumptions applied in the EDNA, and when compared to past trends in Shropshire, were found to be unrealistically high for most employment locations. The

Employment Topic Papers (EV112/GC4n) consequently adjusted the assessments of need from a 40% density applied in the EDNA, to a density of 26% for Shropshire.

- 5.7. This lower density required an additional amount of land to achieve the floorspace output assumed in the EDNA growth scenarios. This adjustment reflected the actual density of commercial development identified from data used in the Shropshire Authority Monitoring Report 2020 (EV012). This shows how the density of commercial development varies from 'whole County' to delivery in the principal settlements on the strategic corridors. This is set out in Employment Topic Paper (EV112) in paragraphs 5.24 to 5.36.
- 5.8. This consideration of local evidence is advocated in the NPPG (NPPG Paragraph: 025 Reference ID: 2a-025-20190220) and was a finding in the EDNA in paragraph 9.8 (EV043). This consideration of local evidence is explained in Employment Topic Paper (EV112) in paragraphs 5.4 to 5.7 which notes: *'The EDNA finds the Council's own evidence from monitoring past take up and delivery of developed land and floorspace provide an equally strong method for assessing the further employment land needs of the [County]'*.

Local Employment Land Need – conclusions

- 5.9. The EDNA (Table 8.17, page 115) found the Shropshire 'only' employment land need from growth in the 'labour supply' to be 140.9ha (in *'Current Standard Methodology'*) and from growth in the 'labour demand' to be 161.9ha (in *'Experian June 2020 Baseline'*).
- 5.10. The Employment Topic Paper (EV112) adjusted these levels of need to reflect the density of development across Shropshire. The 'labour supply' need increased to 217ha (at 9.9ha each year), and the 'labour demand' need increased to 250ha (at 11.4ha each year). The baseline employment land needs for the Plan period therefore ranged from 217ha to 250ha.
- 5.11. The adjustments to the density assumptions reflected the variations in the density of development across Shropshire in the Employment Topic Paper (EV112 in paragraphs 5.24 to 5.36). These adjustments are also consistent with evidence of historical need in the Employment Topic Paper (EV112 in paragraphs 4.4 to 4.7, pages 20-21). This shows the regional spatial strategy identified 216ha, adjusted upwards to 288ha. The Core Strategy identified a need for 249ha from evidence of past take up, adjusted upwards to 290ha recognising that it constituted a 'high growth' plan.
- 5.12. This historical evidence indicates the proposed assessments are generally consistent. However, the proposed plan period is different

covering an additional 2 years. The proposed employment land requirement would therefore be higher than the historical requirements.

- 5.13. This response to the Inspector's Interim Findings also proposes an adjustment to the assumption about the 30ha contribution towards unmet employment land needs in the Black Country.
- 5.14. The identification of a specific site to satisfy the unmet employment needs, to be located at the Key Centre of Shifnal in the M54 Strategic Corridor, will guarantee a higher density of development for the 30ha contribution. The expectation of this higher density is already included in the development guidelines for the proposed site allocation, which is employment allocation SHF018b & SHF018d at Shifnal. This proposed employment allocation for 39ha seeks a net delivery at 40% equal to 15.6ha of built development (Gross External Area).
- 5.15. This assumes the delivery of the 30ha contribution will reflect the historical delivery in Principal Settlements on Strategic Corridors shown in Table 25 of EV112 (page 41). This reflects some key facts explained in this Topic Paper, that:
- Shropshire will not simply meet its own needs rather it recognises and responds to 'neighbouring' unmet needs and also seeks the benefits of pursuing its aspirations for economic growth. The 30ha contribution to the Black Country unmet need will be met along with Shropshire's local employment land need;
 - Shropshire's local employment land need will also be buffered for flexibility and in response to local economic aspirations, by a percentage uplift on the local need for 250ha;
 - Identification of a specific employment allocation for the unmet need in the Black Country will commit a high quality, strategic employment land allocation comprising:
 - a site of 39ha which provides an implicit buffer of 9ha (+30%) above the proposed 30ha contribution;
 - a site with a development guideline for the provision of 40% built development from the 39ha to be delivered to an agreed masterplan with a design code for matters of detail;
 - Employment land supply (31st March 2020) totals 413ha and already exceeds the proposed 300ha employment land requirement in the draft Shropshire Local Plan by an additional 113ha or +38% above the current proposed requirement.
- 5.16. The inclusion of the 30ha contribution in this way presents an employment land need ranging from growth in the 'labour supply' equal to **250ha** (217+30ha) **at an annual average of 11.4ha**

each year to growth in the 'labour demand' equal to **280ha** (250+30ha) **at an annual average of 12.7ha each year.**

- 5.17. Shropshire Council wishes to ensure the employment land requirement meets the employment needs of its growing population, demand from changes in the size and performance of the business base and from those seeking employment in the County as a result of growth in the local economy. **The 'labour demand' employment land need of 280ha, at an annual average of 12.7ha each year, is therefore considered to be the key determinant for the employment land requirement.**
- 5.18. This is consistent with paragraph 4.20 of the Employment Topic Paper (EV112) which indicates that the minimum employment land requirement would be around 274ha. The annual average of 12.7ha each year (from 280ha) also reflects the evidence of delivery in Shropshire at 12.45ha each year over the four years of the Draft Shropshire Local plan from 2016 to 2020. This is shown in Employment Topic Paper (EV112) at paragraphs 4.17 – 4.20 on pages 22-23.

Local Employment Land Need – implications

- 5.19. The Employment Topic Paper (GC4n) examined the strategic relationships between Shropshire and the Black Country. This considered the geography of adjoining Functional Economic Market Areas (FEMA), the close proximity of strategic investment opportunities and the strategic road and rail network. These functional relationships established that the unmet need in the Black Country is a relevant strategic matter for Shropshire Council.
- 5.20. Duty to Co-operate discussions between Shropshire and the Black Country Association led to the presentation of a Statement of Common Ground (SoCG) (EV041). This SoCG summarised the agreement to a 30ha contribution from Shropshire towards the unmet need forecast in the Black Country.
- 5.21. In ID28, the Planning Inspectors concluded that *"In principle, the Council's intention to address some of the Association of Black Country Authorities (ABCA) unmet needs (1500 homes and 30ha of employment land), aligns with the spirit of the DtC."*
- 5.22. In ID28, the Planning Inspectors also state *"It is clear that the Council and the ABCA authorities are all content with this contribution and this is set out in a Statement of Common Ground (SoCG), signed prior to the submission of the Plan for examination."*

- 5.23. Employment Topic Paper (GC4n) explains the methodology to determine the 30ha contribution (at 1.4ha each year from 2016 to 2038) towards the unmet employment land need. This contribution, which was known when the EDNA was prepared, forms part of the five scenarios for Shropshire's employment land need, in the EDNA.
- 5.24. The updated reasonable options for the employment land requirement, are based on employment land needs which include this 30ha contribution. This contribution is a discrete component of the combined employment land need in the employment land requirement (for its delivery as part of the strategic approach) and the employment land supply (for the location of the development). This fact, and the explanations in paragraphs 5.11-5.15, removes any necessity to uplift the 30ha contribution to the Black Country.

Initial Identification: Reasonable Employment Land Requirement Options

- 5.25. The progress towards an employment land requirement was explained in the Employment Topic Papers (EV112/GC4n). The initial direction for the employment land requirement in the draft Shropshire Local Plan came from the Issues and Strategic Options. This set out broad growth options, to inform the EDNA and other evidence, to help define the employment land requirement for the County.
- 5.26. The Strategic Options identified three reasonable growth options for the employment land requirement over the (then shorter) plan period to 2036. The baseline option sought to maintain the levels of aspiration in the emerging draft Shropshire Local Plan strategy to 2026. This proposed to sustain the existing employment land requirement at 290ha and to deliver similar levels of employment growth.
- 5.27. The first alternative option sought a higher level of growth with a greater number of jobs than the baseline option. The second alternative, sought to positively influence 'productivity' outputs by seeking a greater proportion of higher value investment and higher value jobs using a similar or lower employment land requirement.
- 5.28. This second, 'productivity growth', option sought to influence the structure of the economy, the range and type of employment and the distribution of opportunity to favour locations capable of attracting investment. Whilst initially, a very attractive option, the process of delivering 'productivity' growth is a longer term strategy for Shropshire and not an option to be delivered in a single plan period.

- 5.29. The initial identification of options for a reasonable employment land requirement was therefore a matter of the degree of aspiration for local economic growth. This considered the growth of the business base, the range and scale of employment opportunities, the distribution to communities across the County and the potential to improve the performance of the local economy.
- 5.30. This defined the principal objective for preparing the Draft Shropshire Local Plan. This was to deliver a high growth option which would boost the economic performance of the County and support the implementation of the Shropshire Economic Growth Strategy.

Updated Identification: Reasonable Employment Land Requirement Options

- 5.31. In response to ID28, the reasonable options for the employment land requirement have been updated and expanded. The methodology used here to identify these updated options remains consistent with that used to identify the initial options in the Issues and Strategic Options (EV003.01) and with the evidence in the EDNA (EV043).
- 5.32. The baseline for the updated reasonable options was the 'labour demand' need of 161.91ha in the EDNA. This was adjusted for the lower density of development in Shropshire to 250ha. The addition of a 30ha contribution towards unmet employment land need forecast in the Black Country, totalled to 280ha.
- 5.33. A series of percentage uplifts were identified. These uplifts sought to achieve various levels of economic aspiration for the County. This approach looks beyond simply meeting the employment needs of Shropshire's growing population to include the aspirations of the business community, the unmet needs of 'neighbouring' authorities and demands from those likely to seek employment in Shropshire from the many adjoining, and mostly smaller, local authorities.
- 5.34. The options to achieve Shropshire's broader economic aspirations also provide different levels of flexibility to respond to changing local, regional, national and international economic circumstances. This will help to ensure that the strategic approach for the plan will create opportunities to improve the:
- a. inward investment potential of Shropshire by increasing the number and choice of strategic development opportunities and their distribution around the County;
 - b. sustainability and accessibility of this employment offer by focusing a significant proportion of development into the strategic corridors and principal settlements;

- c. quality, range and choice of floorspace by increasing the supply and distribution of modern business units and commercial premises;
 - d. demand into Shropshire for employment land from a range of business types and sizes supported by:
 - i. promotion of the County as a good investment location and an attractive place for business and enterprise;
 - ii. provision of services to businesses and individuals to build their confidence and skills to make successful investments or encourage entrepreneurship;
 - e. workforce availability within Shropshire through opportunities for education, training and support to build confidence to enter the employment market and to provide the skills needed by businesses.
- 5.35. Further information on these factors is provided in the evidence base prepared to inform the draft Shropshire Local Plan, including the Economic Growth Strategy (EV044), Economic Development Needs Assessment (EV043), Employment Land Review (EV046), Shropshire Authority Monitoring Report (EV012), Employment [Requirement] Topic Paper (EV112), Employment Strategy Topic Paper (GC4n) and the Housing Topic Paper (GC4i).

Updated Reasonable Employment Land Requirement Options

- 5.36. Using the methodology described above, five reasonable options for the employment land requirement have been identified. These are shown in Table 5.1 below.

Identifying Proposed Employment Land Requirement

- 5.37. A planning judgement has been made by the Council to determine which employment land requirement option should form the proposed employment land requirement in the draft Shropshire Local Plan.
- 5.38. There is an extensive range of information to inform this planning judgement which includes the:
- a. responses to the Regulation 18 consultations to inform the draft Shropshire Local Plan and representations to the Regulation 19 consultation on the draft Shropshire Local Plan;
 - b. employment land needs identified in the EDNA;
 - c. purpose and strategy for accommodating the 30ha contribution towards unmet employment land needs in the Black Country;

- d. economic spatial strategy objectives to:
 - i. support an expanding business base to deliver an increasing range and type of investment and employment opportunities;
 - ii. deliver a greater proportion of higher value employment;
 - iii. provide greater choice and competition for employment sites;
 - iv. greater efficiency in the development of employment land;
 - v. broader range of employment generating uses;
 - vi. modernise the commercial building stock and employment floorspace across the County;
 - vii. support the growth and diversification of our labour force;
 - viii. deliver a 'step change' in the growth and productivity of the local economy;
- e. additional SA assessment work;
- f. conclusion that the employment land requirement should be expressed as 'a minimum' rather than 'around';
- g. deliverability of the employment land requirement including matters set out in the Employment Topic papers (EV112/GC4n).

Table 5.1: Updated Reasonable Employment Land Requirement Options

Option	Percentage Uplift Above Minimum Employment Land Need	30 hectare Black Country Contribution
Employment Land Requirement Option 1: Productivity Growth	Uplift around 0%	Yes
<p>Consisting of the identified baseline need of 161.91ha, adjusted from the density standard in the EDNA (at 40%) to the lower density of development at 26% in Shropshire, to give a need of 250ha. This option has the addition of 30ha to contribute towards unmet employment land need forecast in the Black Country. These factors combined would require a minimum of 280ha of land at an annual average of 13ha/yr. This represents the Productivity Growth Option (Option 3) in the earlier SA assessment undertaken for the draft Shropshire Local Plan. This would establish a new strategic approach for the 22-year period from 2016 to 2038. This seeks to capture the potential for higher quality investment in Shropshire and to influence the structure of the economy, the productivity of its sectors and the range, type and quality of new employment. This represents an aspiration for more 'higher value' jobs with a lower employment land requirement and a lower overall provision of new jobs.</p>		
Employment Land Requirement Option 2: Significant Growth	Uplift around 5%	Yes
<p>Consisting of a 5% uplift on the adjusted need for employment land in Shropshire of 250ha over the 22-year period from 2016-2038. This option has the addition of 30ha to contribute towards unmet employment land need forecast in the Black Country. These factors combined would require a minimum of 290ha of land at an annual average of 13.5ha/yr. This represents an uplift on baseline need consistent with Significant Growth Option (Option 1) in the earlier SA assessment undertaken for the draft Shropshire Local Plan. This would provide a significant uplift on the baseline employment land need for the County, with the contribution to the Black Country, to meet some of the demands expressed in Shropshire over the 22-year plan period.</p>		
Employment Land Requirement Option 3: High Growth - Variation 1	Uplift around 10%	Yes
<p>Consisting of a 10% uplift on the adjusted need for employment land in Shropshire of 250ha over the 22-year period from 2016-2038. This option has the addition of 30ha to contribute towards unmet employment land need forecast in the Black Country. These factors combined would require a minimum of 300ha of land at an annual average of 14ha/yr. This would be High Growth Variation 1 which provides an uplift on baseline need consistent with the High Growth Option (Option 2) in the earlier SA assessment undertaken for the draft Shropshire Local Plan. This option would provide an employment land requirement that is the same as the current requirement proposed in the draft Shropshire Local Plan.</p>		
Employment Land Requirement Option 4: High Growth - Variation 2	Uplift around 15%	Yes
<p>Consisting of a 15% uplift on the adjusted need for employment land in Shropshire of 250ha over the 22-year period from 2016-2038. This option has the addition of 30ha to contribute towards unmet employment land need forecast in the Black Country. These factors combined would require a minimum of 315ha of land at an annual average of 14.5ha/yr. This would be High Growth Variation 2 which represents a continuation of the current rate of development in the adopted Development Plan at 14.5ha/yr.</p>		
Employment Land Requirement Option 5: High Growth - Variation 3	Uplift around 20%	Yes
<p>Consisting of a 20% uplift on the adjusted need for employment land in Shropshire of 250ha over the 22-year period from 2016-2038. This option has the addition of 30ha to contribute towards unmet employment land need forecast in the Black Country. These factors combined would require a minimum of 330ha of land at an annual average of 15ha/yr. This would be High Growth Variation 3 following the stepped increases in the uplift above baseline need and including the Black Country contribution. This identifies a scale of development not considered in any preceding stage of the draft Shropshire Local Plan or any preceding Development Plan for Shropshire.</p>		

5.39. Dealing with each in turn:

Consultation Responses

- 5.40. The evidence base and consultation responses that have informed the preparation of the draft Shropshire Local Plan identified a range of issues and opportunities that exist in Shropshire. Key issues and opportunities identified include:
- a. promote the County at national and regional levels to capture greater levels of investment, support key growth sectors and deliver a 'high growth' strategy;
 - b. deliver balanced, mixed use development in key locations to manage travel patterns and promote sustainable travel options;
 - c. deliver sustainable economic growth which increases the size and diversification of the business base and delivers improvements to Shropshire's economic performance and productivity;
 - d. deliver an urban focused strategy to locate opportunities where investment is most likely to be delivered;
 - e. provide a good range and choice of suitably located and deliverable employment land and premises with attractive and accessible strategic investment sites;
 - f. deliver high quality education and training opportunities in further education (FE), higher education (HE) and vocational training;
 - g. deliver good quality housing to meet the full range of housing needs supported by modern retail and leisure services;
 - h. improve the highway and public transport networks especially along the Strategic Corridors including the A49, A5, A458;
 - i. deliver the North West Relief Road to complete the by-passes around Shrewsbury and to facilitate contemporary regeneration investments to support the role and function of the County town.
- 5.41. Key evidence to inform these issues and opportunities includes the local housing need assessments (with EV069), Authority Monitoring Reports (including EV012), Strategic Housing Market Assessment (EV097.01 and EV097.02), Productivity Growth Forecast (EV090), Economic Development Needs Assessment (EV043), Economic Growth Strategy (EV044), Employment Land Review (EV046) and Local Plan Viability Study (EV115.01).
- 5.42. These issues and opportunities were identified in response to the Issues & Strategic Options Consultation (EV003.01 and EV003.02), Preferred Scale and Distribution of Development Consultation (EV004.01 and EV004.02), Regulation 18: Pre-Submission Consultation (EV007.01 and EV007.03), and Regulation 19: Pre-

Submission Consultation (SD002, SD014.01-SD014.02 and formal representations A0001-A0682 and GC4o).

Employment Land Need and Options in the EDNA

- 5.43. The EDNA provided two assessments of need based on the Shropshire 'only' employment land need from growth in the 'labour supply' at 140.9ha and growth in the 'labour demand' at 161.9ha.
- 5.44. These were adjusted to the actual density of development in Shropshire to give a 'labour supply' need of 217ha and a 'labour demand' need of 250ha. The further provision of a 30ha contribution to unmet need in the Black Country indicated final combined needs for 'labour supply' at 250ha and for 'labour demand' at 280ha.
- 5.45. The economic aspirations of the Council required that a number of objectives be considered in determining which of these needs should inform the employment land requirement options shown in Table 5.1.
- 5.46. It was concluded that, it is necessary to ensure the employment land requirement meets the employment needs of the growing population, demand from changes in the size and performance of the business base and from those seeking employment in the County as a result of growth in the local economy. **Therefore, the 'labour demand' employment land need of 280ha, at an annual average of 12.7ha each year, is therefore considered to be the key determinant for the employment land requirement.**
- 5.47. The employment land requirement options now identified within the additional SA assessment work, from the calculated need, range through a rising scale of growth from: Productivity Growth - 280ha, Significant Growth - 290ha, High Growth – Variation 1 – 300ha, High Growth – Variation 2 – 315ha and High Growth – Variation 3 – 330ha.
- 5.48. The EDNA also considered three intrinsic growth options to determine the implications of identifiable growth scenarios for the County. The implications of the identifiable growth scenarios are, the:
- a. Housing Requirement at 30,800dws indicated 151.4ha which adjusted for density and with the addition of the 30ha contribution to unmet need equalled a requirement for 265ha;
 - b. Regeneration Scenario comprising the Economic Growth Strategy (2017) and the programmes, projects and services of the Economic Growth Service supported by The Marches LEP indicated:
 - i. 166.9ha adjusted for density with the addition of the 30ha contribution to unmet need equalled a requirement of 285ha;

- c. Past Take-up over the long term in Shropshire indicated 233.8ha which adjusted for density and with the addition of the 30ha contribution to unmet need equalled a requirement for 390ha.

- 5.49. The intention for the preferred employment land requirement is principally to accommodate the aspirations of the business community and the need to improve Shropshire’s economic performance and productivity. To achieve this principal objective, it is necessary to meet the employment needs of the growing population and demand from those seeking employment in the County, following changes in the size and performance of the business base.
- 5.50. A measure of this objective would be to compare the employment land requirement options to the Regeneration Scenario (as described in paragraph 5.48b above) identified in the EDNA (at paragraph 9.5). This is shown in Table 5.2 below with the reasonable employment land requirement options and a proposed employment land requirement at 300ha.

Table 5.2: Reasonable Employment Land Requirement Options compared with EDNA Regeneration Scenario

Reasonable Options	Employment Land Requirement	Regeneration Scenario indicative requirement	Comparison with Regeneration Scenario	
	hectares		hectares	%
Productivity Growth	280	285	-5	-2%
Significant Growth	290	285	5	2%
High Growth - Variation 1	300	285	15	5%
High Growth - Variation 2	315	285	30	11%
High Growth - Variation 3	330	285	45	16%

- 5.51. This proposed employment land requirement of 300ha allows for a further degree of flexibility above the indicative Regeneration Scenario at 285ha. The preferred employment land requirement over the Plan period would be 14ha/yr or +1.5ha/yr above the current average rate of 12.5ha/yr.

Purpose and Strategy for Co-operating with Unmet Need

- 5.52. The Employment Topic Paper (GC4n in Section 6: ABCA Unmet Employment Needs) explains that Shropshire Council recognised the need to safeguard against the labour market effects of an ageing population in Shropshire, and the effects of significant levels of older in-migrants moving into the County.
- 5.53. It was further recognised that unmet employment needs in the Black Country Authorities would likely create a surplus supply of labour in these four, centrally located, urban authorities which comprise an accessible, vibrant economic area in the centre of the region. These

unmet needs would change the supply, availability and movement of labour in a combined population of around 1.25 million persons.

- 5.54. Shropshire's response to these issues sought in part, to retain more of the County's resident working population, by managing out-commuting, to help drive its own economic growth strategy. A first step towards this, was to achieve a 'net commuting balance' by reducing out-commuting to a level of 'equilibrium' with in-commuting. However, an increase in the number of commuters from the Black Country into Shropshire would also be welcomed.
- 5.55. A critical element of this approach was to recognise the likely impacts of commuting patterns between Shropshire and the Black Country Authority areas. The significant employment opportunities in the Black Country, combined with the proximity of Shropshire, and the connectivity between the two areas, were considered to be contributory factors to the significant unmet employment land need in the Black Country. It was considered that steps to relieve these commuting pressures would have longer term benefits both for Shropshire and for the Black Country Authorities.
- 5.56. A further matter to be considered in this relationship, was addressed by the Examining Authority for the West Midlands Interchange in South Staffordshire. The Examining Authority accepted that the Black Country "*labour pool should support the scale of growth at [the] WMI including residents who are unemployed and those who are not currently economically active but want a job*". However, the Examining Authority wished to ensure: "*there would be an adequate labour pool to support the Proposed Development without a significant adverse effect on the ability of existing businesses [in the Black Country] to fulfil their employment needs*".
- 5.57. In seeking to assist the Black Country Authorities with their unmet need, Shropshire wished to support their capacity to continue to meet their own labour needs. This objective meets the obligations in NPPF, paragraph 81 to "*allow each area to build on its strengths, counter any weaknesses and address the challenges of the future*".
- 5.58. To achieve this objective, Shropshire sought to support the unmet employment need in the Black Country by seeking to influence commuting between Shropshire and the Black Country. This would be achieved in addition to the migration of some labour to new housing in Shropshire. This would also be achieved by managing the scale of the contributions to the Black Country Authorities at 1,500 dwellings and 30ha of employment land, to effectively '*share*' an element of the Black Country labour pool.

5.59. This approach sought primarily to meet the duty to cooperate in satisfying unmet needs across the region but also to ensure that each participating authority would still have the resources necessary to deliver effective planning strategies for their administrative areas.

Issues and Opportunities and the Economic Spatial Strategy

5.60. The consultation responses that informed the preparation of the draft Shropshire Local Plan identified a range of issues and opportunities in Shropshire which are identified above.

5.61. These helped to inform the preparation of the Economic Growth Strategy which sought to capture the broad spectrum of activity required to improve the performance and productivity of the local economy. The strategy also considered how growth might be delivered through a range of further related initiatives including the provision of housing, improvements to the communications networks, support from the public sector and promotion of Shropshire as a good location for investment and enterprise.

5.62. The Economic Growth Strategy is considered to provide the pathway for Shropshire to deliver qualitative improvements to the local economy. It is important for the employment land requirement in the draft Shropshire Local Plan to be of a sufficient scale to achieve these objectives whilst being realistic and deliverable in relation to the evidence in the EDNA and local plan evidence base.

5.63. The Employment Strategy Topic Paper (GC4n in Economic Spatial Strategy paragraph 4.14) captures these objectives including the:

- a. **'step change' in growth and productivity** – to achieve a 'step change' in Shropshire's economic performance by offering higher quality investment opportunities and improving the quality of the employment offer to retain skilled and qualified people;
- b. **expanding business base of investment and employment** – to improve Shropshire's economic investment potential particularly in significant commuting locations from vibrant urban markets with higher concentrations of labour, skills and qualifications offering opportunities for higher quality investment and employment uses;
- c. **growth and diversification of labour force** - to balance new economic development and employment generation with the delivery of new housing especially in urban centres to help achieve the key economic objectives of Shropshire's strategic approach;
- d. **range of employment generating uses** – to reflect the changes to the Use Classes Order and the introduction of Class E to capture the broader contribution to the employment offer in the County;
- e. **delivery of more higher value employment** - to support the working age population especially professionals and key workers to

live and work in Shropshire by offering good quality job opportunities with career advancements and to reduce the under-employment of skilled people;

- f. **choice and competition for employment sites** – to deliver an employment land requirement that improves Shropshire’s investment potential and job opportunities, shaping an employment land supply offering a range, choice and quality of locations and opportunities;
- g. **greater efficiency in the development of employment land** - to deliver more effective planning of development on employment land to improve the density of land use, delivery of floorspace and out-turn of jobs to meet Shropshire’s economic needs;
- h. **modernise the supply of commercial premises** - to replenish the building stock with modern premises and reduce the loss of good quality employment land and floorspace to other uses.

Additional Sustainability Appraisal Assessment Work

- 5.64. The additional SA assessment work provides a crucial source of information to inform the planning judgement regarding which reasonable employment land requirement option should form the basis for the strategic approach in the draft Shropshire Local Plan.
- 5.65. The additional SA Assessment assessed each option against the SA objectives to reach a conclusion about their relative sustainability. These options ranged through five scales of growth comprising 280ha, 290ha, 300ha, 315ha and 330ha as shown in Table 5.1.
- 5.66. In general terms, the additional SA assessment work concludes that a greater scale of growth in any option would increase the likelihood of positive impacts on social and economic factors. Conversely a greater scale of growth would increase the likelihood of negative impacts on environmental factors. It is important to seek a balance across the social, economic, and environmental objectives of the SA process to satisfy the principle of ‘sustainable development’.
- 5.67. The additional SA assessment work concluded that:
 - a. Option 5 High growth -Variation 3 might result in negative and positive impacts on a number of SA objectives. These conclusions arise from the proposed scale of growth being far greater than any employment land requirement previously proposed for Shropshire;
 - b. Options 1 and 2 for Productivity Growth and Significant Growth respectively would be deliverable as they achieve or exceed the identified local employment land need and provide a 30 hectare contribution to the unmet employment needs forecast in the

Black Country. These options also have many positive benefits (Option1) or neutral impacts (Option 2) on the environmental SA objectives. However, it is questionable whether the scale of growth proposed in either Option 1 or 2 would provide an appropriate strategy for Shropshire and to deliver SA objective 2: to encourage a strong and sustainable economy;

- c. Options 3 and 4 for High Growth – Variations 1 and 2 respectively propose a scale of employment development similar to that in the draft Shropshire Plan (Option3) and similar to the rate of development in the adopted Development Plan (Option4). The SA assessment would suggest:
 - i. Option 4 with its higher scale of growth would positively encourage a strong and sustainable economy. This would however, negatively affect a number of SA Objectives including objective 1 to protect biodiversity and the quality and extent of habitats; objective 6 by increasing car usage and distances travelled; and objectives 10, 14, 15 and 16 to reduce flood risk, manage the demand for natural resources, protect heritage assets and their settings and conserve landscape character and distinctiveness.
 - ii. Option 3 with its slightly lower scale of growth as the central option in the 5 options, still positively encourages a strong and sustainable economy. Further, Option 3 is comparable to the scale of growth (also at 300ha and around 14ha/yr) in the draft Shropshire Local Plan. The draft Shropshire Local Plan also provides a strategic approach with a strategic and local policy framework to achieve this scale of growth. This would provide confidence that Option 3 is consistent with the economic growth aspirations and capable of being delivered within the environmental objectives for Shropshire. Option 3 provides largely positive, neutral or anticipated neutral impacts across the SA objectives. This achieves a balance across the social, economic, and environmental objectives as the three pillars for achieving 'sustainability'.

5.68. Further detail on the outcomes of this additional SA assessment work is provided within the Additional SA Report.

Expression of the Employment Land Requirement

5.69. Throughout the preparation of the draft Shropshire Local Plan, it was expected that the scale of development to be delivered would be 'around' the scale of the proposed employment land requirement in the draft Shropshire Local Plan.

- 5.70. In ID28, the Planning Inspectors concluded that the employment land requirement should actually be expressed as 'a minimum' "*for both monitoring and effectiveness*" of the Local Plan.
- 5.71. Shropshire Council accepts this principle. However, the implications require careful consideration in the context of identifying which of the reasonable employment land requirement options should form the basis for the proposed requirement in the draft Shropshire Local Plan.
- 5.72. Where the employment land requirement is expressed as 'around', this would not provide a definitive minimum or a definitive maximum, but rather, a general target for the scale of development to be delivered. Where the requirement is to be expressed as 'a minimum' it would constitute a definitive minimum. This would caution against proposing an employment land requirement with a scale of growth that might be regarded as being too high and instead, support a realistic and achievable scale of aspirational growth. It is considered that this objective is achieved in Table 5.2.
- 5.73. The assumption would follow that, the scale of development to be delivered would not fall short of the requirement but may reasonably exceed this requirement. This may of course be subject to consideration of the wider policy objectives and the economic circumstances that prevailed through the Plan period. However, this approach would be supported by Shropshire Council and a greater scale of employment development would be supported by the Shropshire Economic Growth Strategy.

Deliverability

- 5.74. The proposed employment land requirement should meet local need and facilitate the contribution towards unmet needs in the Black Country. In addition, the requirement should accommodate the aspirations of the business community and the need to improve Shropshire's economic performance and productivity.
- 5.75. To achieve these objectives the employment land requirement must be deliverable and there should be evidence to justify the level of aspiration indicated by the requirement. This would again suggest proposing an employment land requirement that provided a reasonable and deliverable scale of growth.
- 5.76. In Employment Topic Paper (EV112), the Shropshire Authority Monitoring Report (2020) was found to indicate that the:
- a. average development rate in Shropshire from 2016 to 2020 has increased and regained the historical rate of 12.5 ha each year only previously achieved from 1989 to 2006;

- b. Employment development in Shropshire from 2016 continued to fluctuate with a lower level of 10.5ha in 2016-17 and 6.8ha in 2018-19 reflecting changes in the regional and national economy;
 - c. However, development in 2017-18 (15.2ha) and particularly in 2019-20 (17.4ha) significantly exceeded any historical records and on average saw the rate of development in Shropshire return to rates only previously experienced before 2006;
 - d. This occurred despite the anticipated effects of Brexit and the emergence of the coronavirus Covid-19. In fact since 2016, Shropshire has seen the average rate of development increase by +30% from 9.6ha each year to 12.5ha each year;
 - e. This positive response in Shropshire to the recent economic circumstances, coincided with the publication of the first Shropshire Economic Growth Strategy (2017) and the restructure of the County Economic Growth Service;
 - f. the experience of the business community in Shropshire since 2016, supported by their partnership with the public sector, appears to have encouraged investment confidence contrary to the anticipated outcomes;
 - g. the evidence of recent, higher annual completions in Shropshire, which took the average rate of development to 12.5 ha each year, would indicate the deliverability of a higher aspirational option for the employment land requirement;
- 5.77. Shropshire has an average rate of delivery of 12.5ha/yr from 2016 to 2020. It is reasonable to propose that Option 3 – High Growth - Variation 2 at 300ha, would represent an aspirational and deliverable employment land requirement to support economic growth in Shropshire. This 300ha requirement would have an annual rate of development of 14ha each year which would be +1.5ha/yr above the current average rate of delivery at 12.5ha/yr in Shropshire.

The Proposed Employment Land Requirement

- 5.78. Shropshire Council has carefully considered the findings and conclusions of the EDNA. This includes the economic forecasting undertaken to inform the economic growth options for the employment land needs in Shropshire to 2038. This also includes the agreed 30ha contribution in Shropshire towards unmet employment land needs forecast to arise in the Black Country. Shropshire Council has also considered local evidence of the needs in Shropshire including evidence of the density of development in the County.
- 5.79. Shropshire Council proposes to uplift local need at 250ha by 10% to deliver an employment land requirement that recognises the extensive range of information about the economic needs and

opportunities in the County and also makes a contribution to unmet need in the Black Country. This also takes account of the local evidence and conclusions in the Employment Topic Papers (EV112/GC4n).

5.80. All these considerations underpin the assessments of the reasonable options for the employment land requirement and the planning judgement of the appropriate employment land requirement for the draft Shropshire Local Plan and its employment strategy.

5.81. In conclusion, Shropshire Council proposes that **Option 3** provide the employment land requirement for the draft Shropshire Local Plan.

5.82. **Option 3: High Growth – Variation 1, comprises the EDNA employment land need in the Experian economic baseline forecast (2020) with a contribution towards unmet employment land needs forecast in the Black Country.**

5.83. **The Shropshire employment land need of 161.9ha was adjusted for the density of development in Shropshire to 250ha.**

5.84. **A 10% uplift of 25ha above the Shropshire need of 250ha with a 30ha contribution to the Black Country, gives a proposed, 'minimum' employment land requirement of 300ha for the Plan period from 2016-2038, at an annual average of 14ha/yr.**

Reasons for the Proposed Employment Land Requirement

5.85. The Council's planning judgement to determine the proposed employment land requirement for the draft Shropshire Local Plan required a detailed consideration of the evidence base and objectives for the Council's preferred employment strategy.

5.86. Key considerations included:

- a. **Option 3 delivers High Growth - Variation 1.** The level of employment land proposed in Option 3 is considered to be **responsive to the principle of and will deliver High Growth.** This is the same as the proposed requirement in the draft Shropshire Local Plan and is consistent with the strategic approach of the draft Shropshire Local Plan and the strategic and local policy framework. This employment land requirement is considered to be consistent with the objectives of the economic spatial strategy as it:
 - i. meets the local need for employment land at 250ha anticipated from growth in the business base;

- ii. includes an additional buffer above local need of 25ha to provide flexibility at an appropriate level above local need;
 - iii. includes an additional contribution of 30ha towards unmet employment land need in the Black Country;
 - iv. ensures the flexibility to provide confidence in the delivery of the local and 'neighbouring' unmet needs within Shropshire;
 - v. positively supports the ability to address identified issues and opportunities in Shropshire and particularly to achieve the objectives of the Shropshire Economic Growth Strategy.
- b. The level of employment land required in Option 3 is responsive to the:
- i. employment needs of the growing population of Shropshire and from those seeking employment in the County;
 - ii. demands from increases in the size and performance of the business base of the local economy
 - iii. need to co-operate with neighbouring Functional Economic Market Areas by contributing towards unmet need and to address changing circumstances including the limitations in the strategic land supply in some key areas of the West Midlands region
 - iv. available information on delivery trends in the County where shorter term delivery identifies an increasing demand for employment land compared to longer term trends;
 - v. the need to provide sufficient flexibility to respond to the uncertainty in the performance of the local, regional, national and international economy.
- c. Option 3 for 300ha as an aspirational but deliverable requirement responds to the historical assessments of employment land need and requirements as indicated in the Employment Topic Paper (EV112 in paragraphs 4.3-4.7 and 4.19-4.20). This identified that the employment land requirement would likely exceed 274ha at 12.7ha/yr. This is reflected in the recent delivery of 12.45ha/yr in the first four years of the draft Shropshire Local Plan from 2016 to 2020. This period includes years where delivery far exceeded the average as a result of increasing demand in Shropshire.
- d. Option 3 for 300ha with a scale of growth that defines the central point of the 5 reasonable requirement options, still positively encourages a strong and sustainable economy. The draft Shropshire Local Plan also provides a strategic approach with a strategic and local policy framework to achieve this scale of growth. This would provide confidence that Option 3 is

consistent with the economic growth aspirations and capable of being delivered within the environmental objectives for Shropshire. Option 3 provides largely positive, neutral or anticipated neutral impacts across the SA objectives. This achieves a balance across the social, economic, and environmental objectives as the three pillars for achieving 'sustainability'.

- e. The intention for the preferred employment land requirement is principally to accommodate the aspirations of the business community and the need to improve Shropshire's economic performance and productivity. To achieve this principal objective it is necessary to meet the employment needs of the growing population and demand from those seeking employment in the County, following changes in the size and performance of the business base. Therefore, it is considered appropriate to identify an employment land requirement of 300ha which would be supported by evidence provided by the EDNA.
- f. Employment Topic Paper GC4n in paragraphs 6.16 and 6.17 identifies that Shropshire and the Black Country recognise their mutual objectives under paragraph 26 of the NPPF where:
 - i. Shropshire and the Black Country have mutual objectives for their emerging Local Plans and these strategic policy-making authorities are working towards the "production of a positively prepared and justified strategy" for their respective administrative areas;
 - ii. This 'mutuality' seeks to counter challenges created by the more limited development capacity of the Black Country which is proposed to be achieved in Shropshire by:
 - further facilitating the Black Country Authorities to access the strategic corridors, principal settlements and land resources in the adjacent sub-regional area; and
 - using the land resource capacity of Shropshire to support the sustainable growth of their local economy;
 - helping to meet some of the investment demands in the business markets and some of the employment needs in the labour markets of the Black Country;
- g. The requirement for 300ha includes a specific contribution of 30ha towards the unmet employment land needs in the Black Country. This is considered to be an appropriate contribution at this time and would also support further co-operation with neighbouring Functional Economic Market Areas (FEMA) in order to strengthen the strategic relationships between Shropshire and neighbouring authorities.

- h. The evidence base and consultation responses that have informed the preparation of the draft Shropshire Local Plan identified a range of issues and opportunities for Shropshire. In response to these matters, it is important to recognise that Option 3 for 300ha is the same scale of growth previously proposed in the draft Shropshire Local Plan. This employment land requirement is consistent with the strategic approach and the robust policy framework in the draft Shropshire Local Plan. This will support the delivery of a sustainable pattern of development in Shropshire.
- i. This provides confidence that a requirement of 300ha is consistent with the economic growth aspirations for the County and can be delivered within the environmental objectives for Shropshire. This will ensure the strategic approach in the draft Shropshire Local Plan, with this employment land requirement, will address the issues, considerations and perspectives identified in the formal consultation responses.
- j. Shropshire Council accepts the principle of the employment land requirement being a 'minimum' that should be achieved. The proposed requirement of 300ha is considered to be deliverable as a 'minimum'. It is recognised that where the 'minimum' requirement might be exceeded, as a result of additional demand being expressed in Shropshire, it is possible to deliver a higher level of employment development.

5.87. In conclusion, considering the available evidence, responses to previous consultation and the technical assessments to support the planning judgement, Shropshire Council considers the employment land requirement in the draft Shropshire Local Plan should be **Option 3 for 300ha** from the updated reasonable options in this Topic Paper.

5.88. The proposed employment land requirement is a minimum of 300ha (including a 30ha contribution to unmet employment land need forecast in the Black Country), which equates to an annual average of around 14 hectares each year.

Implications of Proposed Employment Land Requirement

5.89. The proposed employment land requirement of 300ha is the same as the scale of development previously proposed within the draft Shropshire Local Plan. As such, Shropshire Council considers the strategy in the draft Shropshire Local Plan, for achieving this

employment land requirement, remains appropriate and is consistent with the requirement.

- 5.90. As a result, only minimal modifications would be required to reflect this proposal. Specifically, draft Policy SP2 will require a main modification to expressly state, the proposed employment land requirement of 300ha assumes the employment land needs of the County include a 30ha contribution towards unmet employment land needs forecast in the Black Country.
- 5.91. Policy SP2 will be modified to show the employment land requirement is proposed as a minimum level of employment development in Shropshire to 2038. The Shropshire Local Plan therefore anticipates the employment land requirement may be exceeded over the Plan period to 2038. This provides an implicit flexibility in the employment strategy in the Shropshire Local Plan.

Employment Land Supply

- 5.92. Shropshire Council has identified an employment land supply of 413 hectares (ha) which will meet the needs of the County and the demands of the local economy over the proposed local plan period.
- 5.93. This employment land supply captures the benefits of the committed land supply (102ha) and the 'saved' employment allocations (128ha) and proposed allocations (134ha) to address distribution shortfalls in the centre, east and south of the County.
- 5.94. The most recent assessment of the employment land supply in Shropshire, is in the Authority Monitoring Report (2020) (EV012). Shropshire Council has summarised this in Table 5.3 below. This is considered to represent a suitable and sustainable employment land supply for the Plan period to 2038.
- 5.95. The employment land supply in **Error! Reference source not found.** would facilitate the following distribution of employment development shown in Figure 5.1:

Figure 5.1: Distribution of Employment Development

Location	hectares	%
Strategic Centre (Shrewsbury)	105	25.4
Principal Centres	155	37.5
Key Centres	84	20.4
Strategic Settlements	12	2.9
Community Hubs	10	2.4
Community Clusters	4	1.0
Rural Areas	44	11.0
SHROPSHIRE	413	100

- 5.96. It should be noted that for the plan period 2016 to 2038, with existing completions from 2016/17 to 2019/20 at just below 50ha, there is still **sufficient deliverable or developable employment land to deliver 363ha of employment development to meet the residual requirement for 252ha at around 14ha each year.**
- 5.97. The employment land supply of 363ha is more than sufficient to achieve the residual employment requirement of 252ha. This provides an additional supply for **around 44%** above the residual employment land requirement.
- 5.98. It is recognised that proposed allocation SHR166 Land to the west of the A49, Shrewsbury (45ha) has now been Scheduled as a Monument by Historic England. Whilst yet to be discussed at the Examination, it is recognised this may affect the developable supply of 363ha by reducing it towards 318ha. However, employment development of 48ha from 2016 to 2020 has also reduced the proposed requirement from 300ha to 252ha. Where the County had a supply closer to 318ha (rather than 363ha) there would still be a surplus of 66ha (+26%) to deliver the residual 252ha requirement.

Table 5.3: Strategic Employment Land Supply (31st March 2020)

Location	Completions	Permissions	Allocations		SUMMARY OF SUPPLY
			Saved without Permission	Proposed in Draft Plan	
			hectares		
SHROPSHIRE	49.8	101.6	127.7	134.0	413
Strategic Centre Shrewsbury	8.0	37.8	9.0	50.0	104.8
Hubs		0.15			0.15
Clusters					
Principal Centres	14.6	23.3	84.2	33.0	155.1
Hubs	2.5	3.2			5.7
Clusters	0.5	3.1			3.5
Key Centres	2.9	9.5	32.8	39.0	84.2
Hubs	1.1	1.5	1.4		4.0
Clusters	0.01				0.01
Strategic Settlements:					
Clive Barracks, Tern Hill				6.0	6.0
Former Ironbridge Power Station				6.0	6.0
Rural Settlements & Countryside	20.2	23.0	0.3		43.5

Delivery of Labour

- 5.99. A key step towards sustaining the growth of the local economy and achieving the levels of employment growth will be the provision of sufficient labour within or accessible to the County.
- 5.100. Further to the Council's submissions on labour supply in the Stage 1 Hearings on Matter 4, the Council presents in Table 5.2 an update of the Shropshire Labour Supply Balance. This would adjust the forecast jobs growth in Table 5.2 from the previous 19,667 jobs to 20,382 jobs from the proposed employment land requirement.
- 5.101. The proposed employment land requirement of 300ha based on the adjusted Experian Baseline Forecast of 250ha would deliver 16,700 jobs (EDNA Tables 8.1 and 8.3 pages 98 and 100). The uplift of the Experian Baseline Forecast by 10% to 275ha would increase the delivery of employment to 18,370 jobs (16,700+1,670). The addition of a 30ha contribution to unmet employment land needs in the Black Country would increase the delivery of employment by 2,012 jobs to 20,382 jobs (18,370+2,012). This expects that 16,700 jobs on 250ha (249ha actual) would deliver around 67.07 jobs/ha.
- 5.102. The provision of Class B or equivalent jobs would provide 6,591 jobs from a total of 16,700 jobs. A 10% uplift of 1,670 jobs would provide a further 659 jobs in Class B or equivalent uses. A contribution of 2,012 jobs to unmet need in the Black Country would provide a further 794 jobs. This would total to 8,044 jobs in Class B or equivalent uses. This anticipates that 16,700 jobs providing 6,591 jobs in Class B or equivalent uses is 39.46% of the total jobs.
- 5.103. The proposed employment land requirement of 300ha using the Experian Baseline Forecast is expected to deliver around 20,382 jobs with 8,044 jobs in Class B or equivalent land uses. The EDNA anticipates that past take up might extend this provision upwards towards 29,178 jobs or even higher to 35,637 jobs.
- 5.104. This update responds to the discussion on this issue at the Matter 4 Hearing. This relates to the forecast in the EDNA (paragraph 8.55 and Table 8.11 on page 108) that the housing requirement of 30,800dws (around 1,400dws each year) would provide sufficient labour in Shropshire to support 12,145 jobs.
- 5.105. This update to the Labour Supply Balance further sets out the Shropshire response to the national challenge of delivering a sustainable labour supply in a population with an increasingly older demographic. This would draw on sources of labour currently affected by unemployment, commuting patterns and economic inactivity due to family or personal circumstances or retirement.

- 5.106. These further considerations include opportunities to improve the labour supply that are being explored and addressed by HM Government. The effect on the Shropshire labour force balance at June 2023 can be explored using the NOMIS Labour Market Profile for Shropshire at 2021.
- 5.107. HM Government policy and initiatives are considered to have contributed to changes and improvements in the labour force in Shropshire. The position from the previous NOMIS Profile 2020, sought to reduce unemployment from 3.6% at 5,400 persons to 2.6% at 3,900 persons. NOMIS 2021 shows unemployment reduced to 3.0% at 4,600 persons giving Shropshire a Labour Market Premium of +800 persons with a prospect for a further 0.5% reduction with an additional +766 persons.
- 5.108. The labour force balance in **Error! Reference source not found.** identifies the unemployment premium and the following further characteristics of the Shropshire response to the labour force balance to sustain the projected growth in the local economy:
- a. the proposed employment land requirement with the contribution to the Black Country is expected to influence commuting patterns between Shropshire and the Black Country with the effect of retaining or drawing a further 2,300 persons into the Shropshire labour force:
 - a. the proposed employment land requirement would require a significant degree of draw down of labour from those currently economically inactive who wish to secure work. This may require all those people who are economically inactive and seeking work to enter the labour force
 - b. the effect of a higher provision of employment would require a significant degree of drawdown of labour from those currently excluded from the labour force for reasons of health or other matters that result in their exclusion. This would require a fuller degree of inclusion for the highest levels of jobs growth;
 - c. the effect of achieving the highest provision of employment would further require a significant drawdown of older people choosing to defer their retirement to sustain their income.
 - d. the effect of achieving the highest provision of employment would provide a further labour force premium in attracting further migrant or commuting labour into the County either to access work or to live and work in Shropshire.

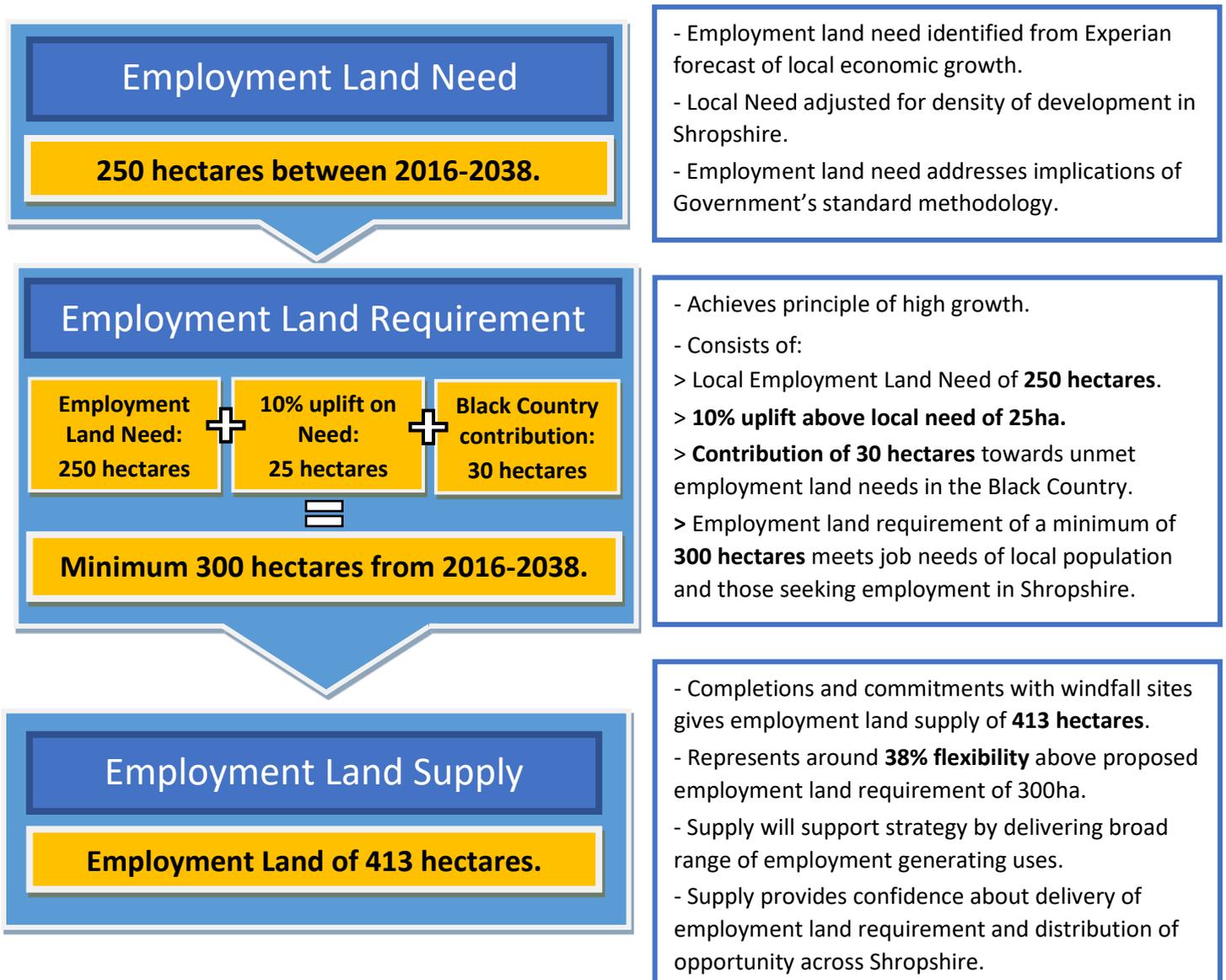
Table 5.4: Shropshire Labour Supply Balance (June 2023)

Factors	Influences	Employment and Labour Projections						
		Experian Baseline uplifted 10% PLUS 30ha	Lower Range		Upper range			
			Future Projection		Future Projection with Actual Development		Future Projection	
			low	high	low	low	high	
numbers								
PROJECTED EMPLOYMENT GROWTH	Overall Employment Generation	20,382	29,178		35,637			
	- Office, Industrial, warehousing/logistics	8,044	14,035	17,944	14,047	14,041	17,961	
Migrant Labour Force Growth (projected)	- working age migrants from anticipated trends including: in-migration from ABCA through meeting 1,500 dwellings of unmet housing need	12,145	12,145		12,145			
Moving from Net Out-Commuting to Net In-Commuting	- to reduce out-commuting towards equilibrium		5,665		5,665			
	- in-commuting from ABCA through meeting 30 hectares of unmet employment land need	2,300	2,300		2,300			
Managing Unemployment and <i>NOMIS Labour Market Profile 2021</i>	- Unemployment 2020 (4,600 persons reduce from 3.0% to 2.5%)	766	766		766			
	- Economic Inactivity: 4,800 persons want a job	4,371	4,800		4,800			
	- Health & Well-Being Agenda: reducing inactivity by 15%		2,702		2,895			
	- Social Inclusion Programme: from 19,300 persons				1,660			
Labour Force Premium	- Extended Careers: 20% defer retirement from 8,300				1,660			
	- reduced unemployment by 0.6% from 5,600 persons in 2020 to 4,800 persons in E302021 (NOMIS)	800	800		800			
	- employment growth attracting more in-commuters and /or - improving housing choice attracting more working migrants				4,606			
TOTAL LABOUR SUPPLY		20,382	29,178		35,637			

Summary

5.109. Figure 5.2 provides a summary of local employment land need, the contribution towards unmet need in the Black Country and the uplift above local need to identify the proposed employment land requirement. Figure 5.2 also identifies the employment land supply.

Figure 5.2: Summary of Employment Land Needs, proposed Employment Land Requirement and Employment Land Supply



6. Strategic Distribution of Planned Development

Introduction

- 6.1. This section of the Topic Paper addresses the proposed strategic distribution of planned development, which establishes the overarching approach to the distribution of development across Shropshire.
- 6.2. The proposed strategic distribution of planned development forms an important component of the proposed spatial strategy.

Initial Identification: Reasonable Options for the Strategic Distribution of Planned Development

- 6.3. Within the Issues and Strategic Options Consultation Document prepared to inform the draft Shropshire Local Plan, three reasonable options for the strategic distribution of planned development were identified.
- 6.4. These reasonable options were identified based on various approaches to the distribution of the total proposed development between three broad 'settlement categories'. In effect, category 1 consisted of Shrewsbury; category 2 consisted of the other urban settlements; and category 3 consisted of the rural settlements and wider rural area.
- 6.5. These options and the associated SA assessment of these options informed the identification of the proposed approach to the strategic distribution of planned development within the draft Shropshire Local Plan.
- 6.6. The overall process undertaken to identify the strategic distribution of planned development proposed within the draft Shropshire Local Plan is summarised within the Housing Topic Paper (GN4i) and the Strategic Employment Topic Paper (GC4n).

Updated Identification: Reasonable Options for the Strategic Distribution of Planned Development

- 6.7. As part of the additional SA assessment work undertaken in order to positively respond to ID28, three updated reasonable options for the strategic distribution of planned development were appraised.
- 6.8. Consistent with the methodology utilised to identify reasonable options for the strategic distribution of planned development within the SA assessment already undertaken to inform the draft Shropshire Local Plan, reasonable options for the strategic distribution of planned development within this additional SA assessment work were

identified based on various approaches to the distribution of the total development between three identified 'settlement categories'.

Updated Reasonable Options for the Strategic Distribution of Planned Development

- 6.9. Using the methodology described above, three reasonable options for the strategic distribution of planned development were identified. These options were:

Table 6.1: Reasonable Strategic Distribution of Planned Development Options

Option	Strategic Distribution of Planned Development	Summary
Option A: Rural Rebalance	Around 25% of housing in the Strategic Centre of Shrewsbury. Around 40% of housing in the Principal Centres, Key Centres and Strategic Settlements. Around 35% of housing in the rural area. Employment development to reflect the principles of this distribution, with a significant component in the rural areas.	'Rural rebalance' is underpinned by the principle of allowing a high proportion of planned development within the rural area (particularly the larger rural settlements) to enhance the sustainability of rural settlements. This is complemented by development within 'urban areas'.
Option B: Urban Focus	Around 28% of housing in the Strategic Centre of Shrewsbury. Around 46% of housing in the Principal Centres, Key Centres and Strategic Settlements. Around 26% of housing in the rural area. Employment development to reflect the principles of this distribution, with the majority concentrated in urban areas.	'Urban focus' is underpinned by the principle of accommodating a significant proportion of development within the urban settlements that have the infrastructure available to best support development. This is complemented by development in 'rural areas' (particularly the larger rural settlements) to maintain and enhance sustainability.
Option C: Balanced Growth	Around 30% of housing in the Strategic Centre of Shrewsbury. Around 40% of housing in the Principal Centres, Key Centres and Strategic Settlements. Around 30% of housing in the rural area. Employment development to reflect the principles of this distribution, approximately balancing provision across the three broad categories.	'Balanced growth' is underpinned by the principle of seeking to evenly distribute development across all categories of settlement in Shropshire in order to support their long term sustainability.

The Proposed Strategic Distribution of Planned Development

- 6.10. The decision regarding which of the reasonable options for the strategic distribution of planned development should form the basis for the distribution of development within the spatial strategy of the draft Shropshire Local Plan is ultimately one of planning judgement.

6.11. Shropshire Council has carefully considered the extensive range of information available in undertaking this planning judgement, including the evidence base produced to inform the draft Shropshire Local Plan (particularly the additional SA assessment work) and consultation responses received during the various stages of consultation undertaken to inform preparation of the draft Shropshire Local Plan.

6.12. In conclusion Shropshire Council considers the proposed strategic distribution of planned development within the draft Shropshire Local Plan should be underpinned by: **Option B: 'Urban Focus'**.

6.13. 'Urban focus' means the majority of development is directed towards urban areas. Urban areas consist of the Strategic Centre of Shrewsbury, proposed Principal Centres, proposed Key Centres and proposed Strategic Settlements.

6.14. Development within urban areas is complemented by appropriate development within rural areas.

6.15. Appropriate development in rural areas will primarily be directed towards proposed Community Hubs, which represent significant rural service centres, and to a lesser extent proposed Community Clusters, which consist of settlements with aspirations to maintain or enhance sustainability.

6.16. Other development in rural areas will consist of specific forms of development within the wider rural area, which constitutes 'countryside' for planning policy purposes.

Reasons for the Proposed Strategic Distribution of Planned Development

6.17. As documented within paragraph 6.11, in applying planning judgement to determine which of the reasonable options for the strategic distribution of planned development should form the basis for the distribution of development within the spatial strategy of the draft Shropshire Local Plan, detailed consideration of extensive information has been undertaken.

6.18. The proposed approach is considered appropriate for a number of reasons, including:

- a. It positively responds to the Council's understanding of housing needs across the area, with development being concentrated within those settlements considered to form part of the 'urban area' that have the largest populations, whilst also allowing complementary development within settlements considered to form part of the 'rural area' that have smaller populations.

- b. Is positively responds to the Council’s understanding of the availability of services, facilities and infrastructure necessary to support new development.
 - c. By directing the majority of development towards urban areas that have the services, facilities and infrastructure best able to support new development, whilst also allowing complementary development within the rural area, it is considered to positively respond to the principles and achievement of sustainable development and the long term sustainability of our communities.
 - d. It is responsive to and aligns with the Council’s understanding of the economic growth needs and opportunities in Shropshire.
 - e. It aligns with the economic aspirations identified for Shropshire, including within the economic growth strategy, which are underpinned by more significant levels of development within the urban areas.
 - f. It is considered to be responsive to the geographic size, diversity, demographics and characteristics of Shropshire (including presence of area of land within the Shropshire Hills Area of Outstanding Natural Beauty (AONB) and the West Midlands Green Belt).
 - g. It is considered to align with the principles and requirements of the National Planning Policy Framework (NPPF).
 - h. It is positively responsive to past housing delivery trends and existing housing commitments.
 - i. It is responsive to the various policy objectives and opportunities identified during the preparation of the draft Shropshire Local Plan.
 - j. It is responsive to cross-boundary relationships and interactions with adjacent areas.
- 6.19. Importantly, the proposed approach to the strategic distribution of planned development is supported by the conclusions of the additional SA assessment, which included that *“focusing a higher proportion of development within urban areas achieves more positive impacts on social, economic and environmental factors.”*
- 6.20. Furthermore, it also concluded that Option B was unlikely to result in any strongly negative effect on SA objectives, but conversely was *“likely to result in a strongly positive effect on SA objectives:*
- 2: Encouraging a strong and sustainable economy throughout Shropshire.*
 - 3: Providing a sufficient amount of good quality housing which meets the needs of all sections of society.*
 - 4: Promoting access to services for all sections of society.*

- 5: Encouraging the use of sustainable means of transport.
- 6: Reducing the need of people to travel by car.
- 7: Supporting active and healthy communities."

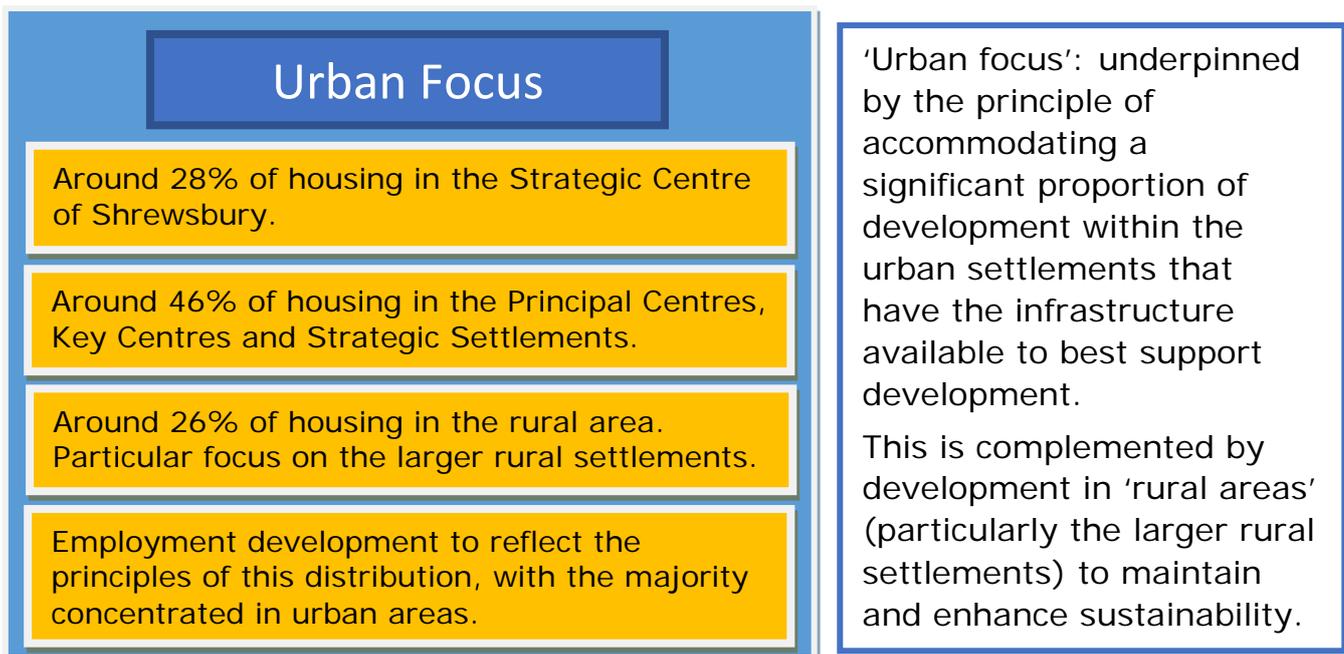
Implications of the Proposed Approach to the Strategic Distribution of Planned Development

- 6.21. This proposed approach to the strategic distribution of planned development is consistent with that which was previously proposed within the draft Shropshire Local Plan.
- 6.22. As a result, it is not considered that any main modifications are required to support the achievement of the proposed approach to the strategic distribution of planned development.
- 6.23. The housing and employment land supply identified to achieve the proposed housing and employment land requirements are summarised within Sections 4 and 5 of this Topic Paper. It is considered that the housing and employment land supply is consistent with the proposed approach to the strategic distribution of planned development.

Summary

- 6.24. **Figure** Figure 6.1 provides a succinct and unambiguous summary of the proposed approach to the strategic distribution of planned development:

Figure 6.1: Overarching Summary of the approach to the strategic distribution of planned development:



7. Spatial Strategy

Overview

- 7.1. The spatial strategy provides a spatial framework for achieving the vision and spatial objectives of an area. It therefore underpins and is in turn achieved by the policies within the Local Plan.
- 7.2. The proposed spatial strategy for the level and distribution of residential development across Shropshire is primarily captured within draft Policy SP2 of the draft Shropshire Local Plan, which is then expanded upon within wider draft Policies
- 7.3. The key components of any spatial strategy are the level and distribution of development.

The Proposed Spatial Strategy

- 7.4. Sections 4 and 5 of this Topic Paper address the proposed housing and employment land requirements, which form the basis for the proposed level of development within the spatial strategy.
- 7.5. Section 6 of this Topic Paper addresses the proposed strategic distribution of planned development, which establishes the overarching approach to the distribution of development within the spatial strategy.
- 7.6. Reflecting the conclusions summarised within Sections 4-6 of this Topic Paper, the proposed spatial strategy for the level and distribution of development across Shropshire includes:
 - a. **Over the proposed plan period from 2016 to 2038, a minimum of 30,800 new dwellings and a minimum of 300 hectares of employment land will be delivered, of which 1,500 dwellings and 30ha of employment land are to contribute towards the unmet needs forecast to arise within the Black Country. The proposed housing and employment land requirements equate to around 1,400 dwellings and around 14ha of employment land per annum.**
 - b. **To achieve a sustainable and appropriate pattern of development which also maximises investment opportunities, new development will be focused in the 'urban areas', which consist of Strategic Centre of Shrewsbury, proposed Principal Centres, proposed Key Centres and proposed Strategic Settlements.**
 - c. **Recognising the rurality of much of Shropshire and the importance of ensuring the long-term sustainability of rural communities, growth in 'urban areas' will be complemented**

by appropriate new development within Community Hubs, which are considered significant rural service centres; and to a lesser extent Community Clusters, which consist of settlements with aspirations to maintain or enhance their sustainability. Outside these settlements, new development in the wider rural area will consist of affordable housing where there is evidenced local needs and appropriate rural employment and economic diversification.

- 7.7. This proposed spatial strategy is generally consistent with that previously proposed within the draft Shropshire Local Plan. As such, Shropshire Council considers that:
- The proposed spatial strategy is consistent and complementary to the draft policies within the draft Shropshire Local Plan.
 - The draft policies within the draft Shropshire Local Plan will contribute to the achievement of the proposed spatial strategy.
 - The proposed spatial strategy establishes an appropriate spatial framework for the achievement of the vision and spatial objectives for Shropshire within the draft Shropshire Local Plan.

Summary:

7.8. Table 7.1 provides a summary of the level and distribution of development across Shropshire:

Table 7.1: Distribution of Development Resulting from the Proposed Spatial Strategy

Settlement Category	Residential Development Guidelines	Employment Land Allowances*
Strategic Centre:	8,625 dwellings (around 28.0% of the proposed Housing Requirement)	100ha (around 33.0% of the proposed Employment Land Requirement)
Principal Centres:	7,500 dwellings (around 24.5% of the proposed Housing Requirement)	172ha (around 46.0% of the proposed Employment Land Requirement)
Key Centres:	5,150 dwellings (around 17.0% of the proposed Housing Requirement)	91ha (around 24.0% of the proposed Employment Land Requirement)
Strategic Settlements:	1,350 dwellings (around 4.5% of the proposed Housing Requirement)	12ha (around 3.0% of the proposed Employment Land Requirement)
Community Hubs**	4,988 dwellings (around 16.0% of the proposed Housing Requirement)	0ha (no specific allowance)
Community Clusters & Wider Rural Area**	No specific guidelines (around 10.0% of the proposed Housing Requirement)	0ha (no specific allowance)

Please Note: Percentages are rounded to one decimal place.

**The approach to settlement employment land allowances varies dependent on the role and function of a settlement in Shropshire, the nature of existing employment opportunities, and the nature of the employment land supply in a settlement. Specifically:*

-Larger settlements which perform a strategic role in Shropshire include an indication of land made available for employment uses, rather than specific development guidelines as exist in smaller settlements which perform a less strategic role.

-Settlements with large employers with potential growth aspirations include allocations solely for their future expansion. Such land will be retained for this purpose and as such is not available for other employment opportunities.

-Employment land allowances in some instances include land to offset anticipated future losses, meaning net employment land provision is lower than the specified allowance.

***No specific employment land allowances are made in Community Hubs, Community Clusters or the wider rural area. However, the draft Shropshire Local Plan provides flexibility for appropriate employment provision to meet local needs.*

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Shropshire Local Plan

Green Belt Topic Paper

Published: July 2023



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2. Introduction

Interim Findings

- 2.1. On 15th February 2023, the Planning Inspectors examining the draft Shropshire Local Plan issued an Interim Findings document (ID28). This followed the completion of the Stage 1 Hearing Sessions, which focused on legal and strategic issues (including strategic policies). These Hearing Sessions were primarily undertaken in July 2022, with a further session specifically regarding the Duty to Cooperate in January 2023.
- 2.2. Within ID28, the Planning Inspectors requested a further Green Belt Topic Paper to document the exceptional circumstances for releasing Green Belt to meet Shropshire needs and separately the exceptional circumstances for releasing Green Belt to accommodate any of the proposed contributions to the housing and employment needs forecast to arise within the Black Country.
- 2.3. Specifically, paragraph 23 of ID28 stated *“Given the Council were planning on releasing Green Belt land to meet its own needs, it seems unlikely that the unmet needs of the Black Country could be met without the release of Green Belt land. Can the Council please provide a revised Green Belt Topic Paper setting out the exceptional circumstances for releasing Green Belt land to meet its own needs and as a separate exercise the exceptional circumstances for releasing land to meet the unmet needs of the Black Country.”*

Purpose of this Document

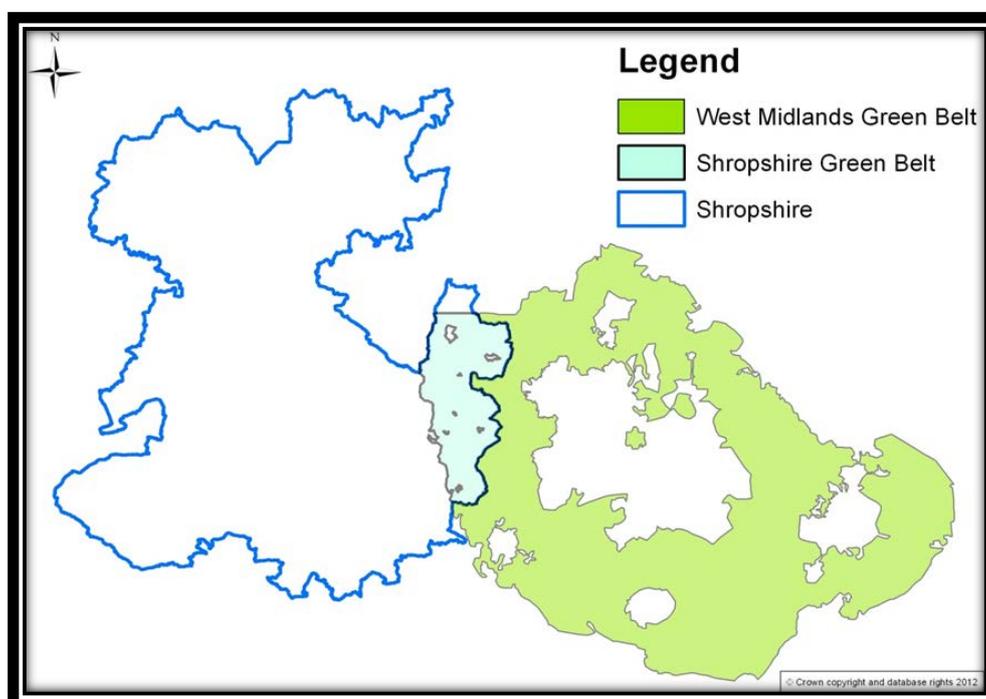
- 2.4. The purpose of this document is to summarise the exceptional circumstances identified for releasing Green Belt to meet Shropshire housing and employment land needs and identify the exceptional circumstances for releasing Green Belt to accommodate any of the proposed contributions to the housing and employment needs forecast to arise within the Black Country.
- 2.5. Importantly and in order to avoid duplication, this document seeks to summarise and heavily cross-references the extensive evidence base prepared to support the draft Shropshire Local Plan in the context of proposed Green Belt release. In particular the:
 - a. Green Belt Assessment (EV049.01-EV049.02).
 - b. Green Belt Review (EV050.01-EV050.08).
 - c. Green Belt Revised Exceptional Circumstances Statement (EV051).
 - d. Initial Green Belt Topic Paper (GC4g).
 - e. Housing Topic Paper (GC4i).
 - f. Employment Strategy Topic Paper (GC4n).

- 2.6. This Topic Paper has also been directly informed by other work and associated conclusions resulting from ID28. In particular with regard to the proposed housing and employment land requirements and the strategic distribution of development, which together form the basis for the proposed spatial strategy within the draft Shropshire Local Plan. Another important conclusion relevant to this Topic Paper is the site assessment work undertaken to identify the sites considered appropriate to accommodate proposed contributions to the unmet need forecast to arise within the Black Country.
- 2.7. Relevant documents which address these issues include:
- a. The Additional Sustainability Appraisal (SA) Assessment.
 - b. The Housing and Employment Topic Paper.

3. Green Belt in Shropshire

- 3.1. The Green Belt in Shropshire lies in the south-east of the County, to the east of the River Severn and south of the A5. It forms part of the wider West Midlands Metropolitan Green Belt which surrounds the West Midlands conurbation and Coventry. Figure 3.1 shows the general location and extent of the West Midlands Green Belt.

Figure 3.1: General Location and Extent of the West Midlands Green Belt



- 3.2. Further information on the Green Belt in Shropshire is provided within paragraphs 1.2-1.13 of the Green Belt Revised Exceptional Circumstances Statement (EV051) and paragraphs 2.1-2.6 of the initial Green Belt Topic Paper (GC4g).

4. Background

National Policy

- 4.1. The National Planning Policy Framework (NPPF) provides information on the overall importance of Green Belts; their characteristics and purposes; and the conditions needed to justify alterations to existing Green Belt boundaries. This is comprehensively summarised within paragraphs 3.1-3.7 of the Green Belt Revised Exceptional Circumstances Statement (EV051)¹ and paragraphs 3.1-3.6 of the initial Green Belt Topic Paper (GC4g).

The Need for a Green Belt Review

- 4.2. The adopted Development Plan includes a commitment to undertake a Green Belt Review to inform the next review of the Local Plan. This is explained in detail within paragraphs 6.1-6.9 of the initial Green Belt Topic Paper (GC4g).

Green Belt Assessment and Review

- 4.3. Responding to the commitment to undertake a Green Belt Review, important components of the evidence base prepared to inform the draft Shropshire Local Plan are the Green Belt Assessment (EV049.01-EV049.02) and Green Belt Review (EV050.01-EV050.08).
- 4.4. An effective summary of these evidence base documents is provided within paragraphs 7.1-7.32 of the initial Green Belt Topic Paper (GC4g). The Green Belt Revised Exceptional Circumstances Statement (EV051) provides information on these evidence base documents and how they informed the identification of proposed site allocations, on a settlement by settlement basis (including paragraphs 5.20-5.28 (Albrighton); 6.12-6.22 (Alveley); 7.41-7.48 (Bridgnorth); and 8.45-8.53 (Shifnal).

The Proposed Spatial Strategy

- 4.5. The proposed spatial strategy for Shropshire within the draft Shropshire Local Plan has been confirmed through the additional Sustainability Appraisal work and the Housing and Employment Topic Paper prepared in response to ID28.

¹ Please Note: The NPPF has been updated since the Green Belt Revised Exceptional Circumstances Statement (EV051) was prepared. As such paragraph referencing is not consistent with the latest version of the NPPF. However, the principles remain the same.

- 4.6. The proposed spatial strategy is underpinned by the principles of 'high growth' and 'urban focus'.
- 4.7. 'High growth' consists of a significant uplift above local housing and employment needs in order to contribute to the achievement of wider objectives. It also includes a specific contribution of 1,500 dwellings and 30ha of employment land towards the unmet needs forecast to arise in the Black Country.
- 4.8. 'Urban focus' means that the majority of development is directed towards urban areas, which consist of the proposed Strategic Centre of Shrewsbury, proposed Principal Centres, proposed Key Centres and proposed Strategic Settlements. These settlements have the most extensive range of services, facilities and infrastructure to support new development.
- 4.9. However, recognising the rurality of much of Shropshire and the importance of ensuring the long-term sustainability of rural communities, growth in 'urban areas' will be complemented by appropriate new development within Community Hubs, which are considered significant rural service centres; and to a lesser extent Community Clusters, which consist of settlements with aspirations to maintain or enhance their sustainability. Outside these settlements, new development in the wider rural area will consist of affordable housing where there is evidenced local needs and appropriate rural employment and economic diversification.
- 4.10. A comprehensive summary of the development and content of the proposed spatial strategy is provided within the Housing Topic Paper (GN4i), the Strategic Employment Topic Paper (GC4n), and the new Housing and Employment Topic Paper.
- 4.11. The proposed spatial strategy constituted the starting point for determining the role and levels of development necessary and appropriate within settlements across Shropshire. This then informed decisions regarding potential site allocations. This process is effectively summarised within the diagram in Chapter 5 of the initial Green Belt Topic Paper (GC4g).

Sites to Accommodate Proposed Contributions to Unmet Needs Forecast to Arise in the Black Country

- 4.12. Within ID28, the Planning Inspectors concluded that for the purpose of effectiveness, there is a need to identify sites to accommodate any proposed contributions to unmet needs forecast to arise in the Black Country. This should be informed by additional SA and site assessment work.

- 4.13. Specifically, paragraph 21 of ID28 states “...the Council will also need to consider which site or sites in the Plan will be identified to meet that need. This also needs to be subject to sustainability appraisal to reflect the objectives and geographical scope of the Plan.”
- 4.14. Consistent with this conclusion, Shropshire Council has undertaken additional SA and site assessment work, as summarised within the Additional SA Assessment. Through this work, four sites have been identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country.
- 4.15. It is considered that accommodating the proposed contributions upon these sites represents sustainable development and will contribute to the achievement of the proposed spatial strategy within the draft Shropshire Local Plan. Further information on the process undertaken and the conclusions reached is provided within the Additional SA Assessment.
- 4.16. These sites and whether they require Green Belt release to allow for their development is summarised within Table 4.1:

Table 4.1: Sites Identified to Accommodate the Proposed Contributions to the Unmet Needs Forecast to Arise in the Black Country

Site Name	Total Capacity	Black Country Contribution	Green Belt Release Required
Tasley Garden Village, Bridgnorth (BRD030)	1,050 dwellings 16ha employment land New local centre and other infrastructure	600 dwellings	No
Land east of Shifnal Industrial Estate, Shifnal (SHF018b & SHF018d)	39 hectares employment land (15.6ha net development)	30ha of employment land	Yes
Land between Mytton Oak Road and Hanwood Road, Shrewsbury (SHR060, SHR158 & SHR161)	1,500 dwellings 5ha of employment land New local centre and other infrastructure	300 dwellings	No
Former Ironbridge Power Station	1,000 dwellings 6ha of employment land New local centre and other infrastructure	600 dwellings	No

- 4.17. It is apparent from Table 4.1 that only one of the proposed site allocations identified to accommodate the proposed contributions to the unmet needs forecast to arise within the Black Country is located within the Green Belt – SHF018b & SHF018d.
- 4.18. SHF018b & SHF018d has been identified to accommodate the entirety of the proposed 30ha contribution towards the unmet employment land needs forecast to arise within the Black Country.

5. Green Belt Release Proposed within the draft Shropshire Local Plan

Overview

5.1. Table 5.1 provides a succinct summary of the Green Belt release proposed within the draft Shropshire Local Plan. This is presented as hectares of land and number of sites by both location and type.

Table 5.1: Green Belt Release by Location and Type

Location	Housing		Mixed Use		Employment		Safeguarded Land		Total	
	Ha	Sites	Ha	Sites	Ha	Sites	Ha	Sites	Ha	Sites
Albrighton	-	-	-	-	-	-	19.9	3	19.9	3
Alveley	1.4	1	2.4	1	-	-	3.6	1	7.4	3
Shifnal	-	-	-	-	39.0	1	82.4*	5*	121.4	6
Stanmore (Bridgnorth)	-	-	-	-	11.4	2	-	-	11.4	2
Total	1.4	1	2.4	1	50.4	3	105.9	9	160.1	14

**A further 10.4ha of safeguarded land which was previously removed from the Green Belt is located at Shifnal on the site identified as 'Land between Revells Rough, Lamledge Lane and the eastern rail line' which consists of part of SHF023.*

5.2. It is important to note that Table 5.1 reflects the conclusions reached by the Planning Inspectors, as summarised within ID28, with regard to the RAF Cosford site.

5.3. Specifically, within ID28 the Planning Inspectors' concluded that exceptional circumstances did not exist to justify the proposed release of the RAF Cosford site from the Green Belt. ID28 explains in paragraphs 29-32 that this conclusion has been informed by three key factors:

- a. The numerous and complementary uses occurring on the site can, based on past activity at the site, occur whilst the site remains in the Green Belt.
- b. The potential harm to the openness of the surrounding Green Belt if undeveloped land within the site is developed.
- c. The reduced ability to control future non-military use on the site if it is removed from the Green Belt.

5.4. It is also important to note that Table 5.1 reflects the conclusions reached by Shropshire Council following the completion of the additional work requested by the Planning Inspectors within ID28, in

particular with regard to the housing and employment land requirements and the strategic distribution of development, which together form the basis for the proposed spatial strategy within the draft Shropshire Local Plan.

- 5.5. For context, according to the 2021/22 Green Belt Statistics released by the Department for Levelling Up, Housing & Communities (DLUHC)², there were 24,500ha of land designated as Green Belt in Shropshire at 31st March 2022. As such, the proposed releases totals around 6.5% of the total Green Belt in Shropshire.
- 5.6. It is apparent from Table 5.1 that 6 of the 14 sites proposed to be removed from the Green Belt, which constitutes 66.2% of the Green Belt release proposed within the draft Shropshire Local Plan, is in order to 'safeguard' land for future development.
- 5.7. Of the remaining proposed Green Belt releases, 3 sites equating to 31.5% of the total hectareage is for employment development; whilst just 2 sites equating to 2.4% of the total hectareage is for residential or residential-led mixed use development.

Assessment of Reasonable Alternatives

- 5.8. In determining an appropriate proposed spatial strategy and identifying appropriate proposed site allocations there was a careful consideration of reasonable alternatives.
- 5.9. Such consideration represents an important component of plan making. The Sustainability Appraisal and Site Assessment Environmental Report (SD006.01-SD006.22) and the additional Sustainability Appraisal Assessment work undertaken provide an effective summary of the consideration of reasonable alternatives.
- 5.10. Consistent with paragraph 141 of the NPPF, the assessment of reasonable alternatives is also an important part of the process of determining whether Green Belt release is appropriate. Specifically, paragraph 141 states *"Before concluding that exceptional circumstances exist to justify changes to Green Belt boundaries, the strategic policymaking authority should be able to demonstrate that it has examined fully all other reasonable options for meeting its identified need for development..."*
- 5.11. In so doing, consideration should be given to whether the plan "...a) *makes as much use as possible of suitable brownfield sites and*

² DLUHC (2022), <https://www.gov.uk/government/statistics/local-authority-green-belt-statistics-for-england-2021-to-2022>

underutilised land; b) optimises the density of development...; and c) has been informed by discussions with neighbouring authorities..."

- 5.12. Consistent with this requirement, before concluding that exceptional circumstances exist to justify the release of any site from the Green Belt, Shropshire Council comprehensively considered alternative options.
- 5.13. This is documented on a settlement by settlement basis, in a manner that is responsive to the requirements of paragraph 141 of the NPPF, within the Green Belt Revised Exceptional Circumstances Statement (EV051).

Exceptional Circumstances for Proposed Green Belt Releases

- 5.14. Paragraph 140 of the NPPF states "*Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans...*" This paragraph goes on to state "*...where a need for changes to Green Belt boundaries has been established through strategic policies, detailed amendments to those boundaries may be made through nonstrategic policies, including neighbourhood plans.*"
- 5.15. The following sections of this Topic Paper summarise the Exceptional Circumstances for the Green Belt releases proposed within the draft Shropshire Local Plan.
- 5.16. The presentation of these exceptional circumstances is undertaken on a settlement by settlement basis, as the role of each settlement within the proposed spatial strategy is an important component of the exceptional circumstances justification for all sites.

Meeting Shropshire Housing and Employment Land Needs

- 5.17. Where a settlement includes Green Belt release to meet Shropshire housing and employment land needs the Green Belt Revised Exceptional Circumstances Statement (EV051) and the initial Green Belt Topic Paper (GC4g) already provides a comprehensive explanation of the exceptional circumstances identified.
- 5.18. As such, this Topic Paper provides a high-level summary and should be read alongside the Green Belt Revised Exceptional Circumstances Statement (EV051) and the initial Green Belt Topic Paper (GC4g).

Accommodating Contributions to the Unmet Needs Forecast to Arise in the Black Country

- 5.19. Where a settlement also includes Green Belt release to accommodate part of the proposed contribution to the unmet needs forecast to arise within the Black Country (as documented within Section 6 of this Topic Paper, this only applies to Shifnal) a clear distinction is

drawn between the exceptional circumstances which apply to meet Shropshire housing and employment land needs and the exceptional circumstances which apply to accommodate part of the proposed contribution to the unmet needs forecast to arise within the Black Country.

The Role of Safeguarded Land

- 5.20. As already documented within paragraph 5.6 above, the vast majority of the land proposed to be released from the Green Belt within the draft Shropshire Local Plan is to be 'safeguarded' for future development. This land is associated with the settlements of Alveley, Albrighton and Shifnal.
- 5.21. This land is not allocated for development within the draft Shropshire Local Plan, rather it is removed from the Green Belt and 'safeguarded' from development, so that it can provide future development opportunities beyond the time period addressed within the draft Shropshire Local Plan.
- 5.22. Consistent with paragraph 143(d) of the NPPF, "*planning permission for the permanent development of safeguarded land should only be granted following an update to a plan which proposes the development*". In effect safeguarded land should only be developed once allocated for development within a future Local Plan.
- 5.23. Such land is therefore not intended to be developed in order to achieve the proposed vision, objectives and spatial strategy within the draft Shropshire Local Plan. However, the release of such land is considered important in order to provide future development opportunities and ensure the long term sustainability of the associated settlements and their communities.
- 5.24. At this time, it is expected that any future development on the 'safeguarded' land (which should only occur once it is allocated for development within a future Local Plan) would be to meet the needs of Shropshire. The exceptional circumstances identified within the Green Belt Revised Exceptional Circumstances Statement (EV051) and summarised within this Topic Paper reflect this position.

6. Albrighton

Introduction

- 6.1. Albrighton is a large urban village located within the M54/A5 corridor, a key road and rail transport corridor, linking Shropshire to the West Midlands. It is inset within the West Midlands Metropolitan Green Belt, meaning it is surrounded by Green Belt (with the exception of

an area of land on the eastern edge of the settlement which was previously removed from the Green Belt and safeguarded for future development).

- 6.2. Within the draft Shropshire Local Plan, Albrighton is proposed to be identified as a Key Centre (this is in effect a continuation of the role that the settlement plays within the adopted Development Plan).
- 6.3. Reflecting on the wider proposed spatial strategy, the role of Albrighton within this spatial strategy and in east Shropshire, constraints present, and identified issues and opportunities; draft Policy S1.1 of the draft Shropshire Local Plan which establishes the proposed settlement strategy for Albrighton proposes to deliver *“around 500 dwellings and around 5 hectares of employment development.”* It also indicates that *“New housing and employment development will respond to local needs.”*
- 6.4. The proposed settlement strategy seeks to support Albrighton’s long-term sustainability and ensure that local housing and employment need is achieved, whilst also respecting the settlement’s location in the Green Belt and other known constraints.

Green Belt Release Proposed

- 6.5. Having reflected on the proposed spatial strategy, the strategic role of the settlement, known development constraints, identified issues and opportunities, and having reviewed the site promotions received within the settlement, the draft Shropshire Local Plan proposes that in Albrighton:
 - a. New residential development will primarily be delivered through existing commitments (including the proposed ‘saved’ SAMDev Plan allocations which now either benefit from Planning Permission or are subject to a current Planning Application) and a further residential allocation (ALB017 & ALB021), consisting of the remaining safeguarded land to the east of the settlement. This will be complemented by any appropriate small-scale windfall residential development within the Albrighton development boundary and appropriate exception development.
 - b. New employment development will primarily be delivered at the nearby RAF Cosford major developed sites. This will be complemented by appropriate small-scale windfall employment development within the Albrighton development boundary shown on the draft Policies Map, where it is consistent with relevant policies of this Local Plan.

- 6.6. **As such, for the avoidance of doubt, no land is proposed to be removed from the Green Belt at Albrighton in order to achieve the proposed settlement strategy for the settlement or the proposed spatial strategy for Shropshire within the draft Shropshire Local Plan.**
- 6.7. However, it is recognised that the proposed allocations within the draft Shropshire Local Plan will exhaust the supply of safeguarded land that exists around the settlement.
- 6.8. As such, 3 areas of land totalling some 19.9ha are proposed to be removed from the Green Belt and 'safeguarded' for future development (ALB014, P32a and part of P35). Further information on these areas is provided within paragraph 5.19 of the Green Belt Revised Exceptional Circumstances Statement (EV051).

Accommodating Proposed Contributions to the Unmet Needs Forecast to Arise Within the Black Country

- 6.9. Albrighton was identified as one location where it may be appropriate to accommodate all or part of the proposed contribution to the unmet needs forecast to arise within the Black Country.
- 6.10. This was informed by a comprehensive consideration of the functional relationship between the Black Country and sub-geographies within Shropshire, as summarised within the additional Sustainability Appraisal assessment work.
- 6.11. This conclusion was reached as Albrighton is located in east Shropshire and has a functional relationship to the Black Country. It also benefits from strong road links to the Black Country via the M54/A5 corridor and the Shrewsbury-Wolverhampton Railway line.
- 6.12. Whilst proximity and connectivity to the Black Country could suggest that Albrighton is an appropriate location to meet cross-boundary needs arising in the Black Country, due to the settlement's size and role within the proposed spatial strategy, it is unlikely that it could make a significant contribution.
- 6.13. Through the additional SA and site assessment work, it was ultimately concluded that there were more appropriate locations and sites upon which to accommodate proposed contributions to the unmet needs forecast to arise within the Black Country.
- 6.14. It is considered that accommodating the proposed contribution to the Black Country in these alternative locations and on these alternative sites will contribute to the achievement of the wider spatial strategy for Shropshire.

Assessment of All Other Reasonable Alternatives

- 6.15. Consistent with paragraph 141 of the NPPF, before concluding that exceptional circumstances existed, consideration of all other reasonable alternatives was undertaken. This is comprehensively documented within paragraphs 5.34-5.47 of the Green Belt Revised Exceptional Circumstances Statement (EV051).

Exceptional Circumstances: Green Belt Releases to Contribute to Meeting Shropshire Housing and Employment Land Needs

- 6.16. It is considered that there are a number of exceptional circumstances which support the proposed release of 3 areas of land from the Green Belt at Albrighton, to be 'safeguarded' for future development beyond the draft Shropshire Local Plan period.
- 6.17. **These are comprehensively documented within paragraphs 5.48-5.63 of the Green Belt Revised Exceptional Circumstances Statement (EV051) and paragraphs 8.30-8.37 of the initial Green Belt Topic Paper (GC4g).**
- 6.18. In summary, these exceptional circumstances include:
- a. **Supporting the Role and Function of Albrighton in the Future:**
 - i. Albrighton is a Key Centre in Shropshire and benefits from a highly sustainable location on the M54/A5 strategic road corridor and with a station on the Shrewsbury-Wolverhampton Railway Line.
 - ii. There is a need to ensure future development opportunities in order to support the settlement to continue to effectively perform its role as a Key Centre; ensure the long-term sustainability of its services and facilities; and meet the economic, social and environmental needs of its community and those within its extensive hinterland in the future.
 - iii. This cannot be achieved without providing further safeguarded land. As such, it is considered this represents an exceptional circumstance to justify releasing the land from the Green Belt.
 - iv. This issue is responsive to Paragraph 143c) of the NPPF includes "*When defining Green Belt boundaries, plans should: ... c) where necessary, identify areas of safeguarded land between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period; ...*".

b. Meeting Local Needs in the Future:

- i. Given the location of Albrighton and its distance from any 'urban area' in a Shropshire context, it is considered that there are limited other locations beyond Albrighton where the economic, social and environmental needs of its community and those of its rural hinterland can be met.
- ii. These needs will, in the future, require additional development beyond that planned for within the draft Shropshire Local Plan.
- iii. This cannot be achieved without providing further safeguarded land. As such, it is considered this represents an exceptional circumstance to justify releasing the land from the Green Belt.
- iv. This issue is again responsive to Paragraph 143c) of the NPPF.

c. Sustainable Patterns of Development

- i. Paragraph 142 of the NPPF recognises the need to "...*promote sustainable patterns of development...*" when reviewing Green Belt boundaries. It is considered unsustainable to restrict the potential for new development in Albrighton, beyond the proposed plan period.
- ii. Further safeguarded land in sustainable locations is required in order to provide for development options beyond the proposed plan period. As such, it is considered this represents an exceptional circumstance to justify releasing the land from the Green Belt.

d. Ensuring Long-Term defensible Green Belt Boundaries

- i. Paragraph 143e) of the NPPF specifies that "*when defining Green Belt boundaries, plans should... e) be able to demonstrate that Green Belt boundaries will not need to be altered at the end of the plan period*".
- ii. Given the role and function of Albrighton, it is not considered that this can be achieved without identifying safeguarded land for future development beyond the proposed plan period at the settlement.

e. Green Belt Performance

- i. In identifying proposed safeguarded land, the performance against Green Belt purposes and the harm to the remaining Green Belt was given due consideration.
- ii. Whilst this in and of itself is not considered a defining exceptional circumstance, it does complement the wider exceptional circumstances identified.

Site Boundaries and Compensatory Improvements to the Green Belt

- 6.19. In identifying the three proposed areas of safeguarded land to be removed from the Green Belt, due consideration was given to resultant Green Belt boundaries and the ability to provide for compensatory improvements to the Green Belt. This is consistent with the requirements of paragraphs 142 and 143 of the NPPF.
- 6.20. These matters are addressed within paragraphs 5.64-5.69 of the Green Belt Revised Exceptional Circumstances Statement (EV051).

7. Alveley

Introduction

- 7.1. Alveley is a large village located to the south-east of Bridgnorth, off the A442. It is inset within the West Midlands Metropolitan Green Belt, meaning it is surrounded by Green Belt.
- 7.2. Within the draft Shropshire Local Plan, Alveley is proposed to be identified as a Community Hub. Community Hubs are considered significant rural service centres, where appropriate new development that complements the proposed 'urban focus' will occur. This development will contribute to the long-term sustainability of rural communities.
- 7.3. Reflecting the proposed spatial strategy and the role of Alveley within it, constraints present, and identified issues and opportunities including the limited development that has occurred in the settlement over recent years; draft Policy S3.2 of the draft Shropshire Local Plan which establishes the proposed settlement strategies for Community Hubs in the Bridgnorth Place Plan Area (including Alveley) proposes to deliver *"around 130 dwellings"*.
- 7.4. The proposed settlement strategy seeks to support Alveley's long-term sustainability and ensure that local housing need is achieved, whilst also respecting the settlement's location in the Green Belt and other known constraints.

Green Belt Release Proposed

- 7.5. Having considered the role of the village as a Community Hub, known development constraints, identified issues and opportunities, and having reviewed the site promotions received, the draft Shropshire Local Plan proposes the following Green Belt release in

Alveley in order to contribute to the achievement of the proposed settlement strategy:

- a. Mixed use allocation with provision for community sports and recreation facilities and around 35 dwellings, at Land north of Daddlebrook Road and West of A442 (ALV006/ALV007).
 - b. Residential allocation with provision for around 35 dwellings, on Land Adjacent to The Cleckars, Alveley (ALV009).
- 7.6. This will be complemented by any appropriate small-scale windfall residential development within the Alveley development boundary and appropriate exception development.
- 7.7. The proposed strategy for Alveley does not include any specific guideline for employment provision, simply acknowledging that if a local need arises it will be delivered through appropriate small-scale windfall employment development within the settlement's development boundary.
- 7.8. **As such, for the avoidance of doubt, two sites are proposed to be removed from the Green Belt in order to contribute to the achievement of the proposed settlement strategy for Alveley and the proposed spatial strategy for Shropshire within the draft Shropshire Local Plan.**
- 7.9. **These sites consist of a residential allocation and a residential-led mixed use allocation.**
- 7.10. It is recognised that to provide longer term development opportunities beyond the period addressed within the draft Shropshire Local Plan and ensure that the Green Belt boundaries will not require further amendment within the next review of the Local Plan, one area of land totalling some 3.6ha (ALV002) is also proposed to be removed from the Green Belt and 'safeguarded' for future development.
- 7.11. Further information on the two proposed site allocations and the proposed area of safeguarded land is provided within paragraphs 6.32-6.36 of the Green Belt Revised Exceptional Circumstances Statement (EV051).

Accommodating Proposed Contributions to the Unmet Needs Forecast to Arise Within the Black Country

- 7.12. Alveley was not identified as a location where it may be appropriate to accommodate all or part of the proposed contribution to the unmet needs forecast to arise within the Black Country.

- 7.13. This was informed by a comprehensive consideration of the functional relationship between the Black Country and sub-geographies within Shropshire, as summarised within the additional Sustainability Appraisal assessment work.
- 7.14. Whilst the settlement is located within an area with a functional relationship to the Black Country, it was considered that given the scale and role envisioned for the settlement within the proposed spatial strategy, it would not be appropriate or sustainable to accommodate any of the proposed contribution to unmet needs forecast to arise in the Black Country at Alveley.
- 7.15. It is considered that accommodating the proposed contribution to the Black Country in alternative locations will contribute to the achievement of the wider spatial strategy for Shropshire.

Assessment of All Other Reasonable Alternatives

- 7.16. Consistent with paragraph 141 of the NPPF, before concluding that exceptional circumstances existed, consideration of all other reasonable alternatives was undertaken. This is comprehensively documented within paragraphs 6.28-6.31 of the Green Belt Revised Exceptional Circumstances Statement (EV051).

Exceptional Circumstances: Green Belt Releases to Contribute to Meeting Shropshire Housing and Employment Land Needs

- 7.17. It is considered that there are exceptional circumstances which support the proposed release of 2 sites from the Green Belt at Alveley for residential and residential mixed-use development respectively, and the release of 1 area of land from the Green Belt at Alveley to be 'safeguarded' for future development beyond the draft Shropshire Local Plan period.
- 7.18. In summary, these exceptional circumstances include:
- a. Meeting Existing Local Development Needs:**
 - i. Alveley village is a highly performing Community Hub in the settlement hierarchy assessment process, reflecting good access to a number of services and facilities, yet it has had relatively low levels of residential development over many years (notably from 2006-2019). It is considered that this reflects constraints on development opportunities as set out in paragraphs 6.5 and 6.6 and also 6.28 and 6.29 of the Green Belt Revised Exceptional Circumstances Statement (EV051).
 - ii. Evidence also suggested unmet need for local housing, which includes affordable housing and the provision of

accommodation types which are not readily available in the village as set out in para 6.7 of the Green Belt Revised Exceptional Circumstances Statement (EV051).

- iii. In order to ensure long-term rural community sustainability in line with strategic aim of draft Policy SP2, there is an expectation that growth in urban areas will be complemented by appropriate new development within Community Hubs, such as Alveley.
- iv. Given the location of Alveley and its distance from Bridgnorth, the closest town in Shropshire (or other 'urban area'), it is considered that there are local community development needs which are required to be met by development within the settlement itself rather than further afield. This includes opportunities to provide for the development of a range of house types, including smaller lower cost homes, with supporting infrastructure, to help to provide choice and support community sustainability.
- v. The proposed Green Belt releases for two separate site allocations provide for a choice of delivery options in locations which are both well connected to Alveley.
- vi. As such, it is considered this represents an exceptional circumstance to justify releasing the land from the Green Belt.

b. Meeting Local Needs in the Future:

- i. Given the location of Alveley and its distance from any 'urban area' in a Shropshire context, it is considered that there are limited other locations beyond Alveley where the local housing and supporting local infrastructure needs of its community can be met.
- ii. The draft Shropshire Local Plan proposes allocations which provide for a for a level of residential development which is relatively modest in housing numbers but of a scale which can be assimilated into the village within the timescale provided for by the draft Shropshire Local Plan. The allocations also provide for additional sports and leisure provision which could support any future growth. However, given that the village is inset in the Green Belt with limited scope for new development within its settlement boundary, residential development needs will, in the future, require additional development beyond that planned for within the draft Shropshire Local Plan.
- iii. This cannot be achieved without providing further safeguarded land. As such, it is considered this represents an exceptional circumstance to justify releasing the land from the Green Belt.

- iv. This issue is also responsive to Paragraph 143c) of the NPPF.
- c. Community benefit of the proposed mixed use allocation:**
- i. Alveley provides a rural service centre within a Green Belt location that lies between the larger settlements of Bridgnorth and Kidderminster (outside Shropshire) which provide the higher-level services and facilities.
 - ii. Bridgnorth, the closest town is about 7 miles away and the Key Centre of Highley, with some services including leisure facilities, is around 1.5 miles away. Although geographically closer the Key Centre of Highley, lies across the River Severn and there is no vehicular access from the Alveley side. Therefore, facilities in Highley are not easily accessible to serve the local needs of Alveley and the associated rural area.
 - iii. The Green Belt Revised Exceptional Circumstances Statement (EV051) sets out that there is scope for additions and improvements to existing leisure facilities and activities to target the needs of a wider range of people so that as many residents as possible have access to appropriate and attractive leisure opportunities within the area.
 - iv. It is intended that the site that has been identified at Daddlebrook Road (Proposed allocation ALV006 /ALV007 in the draft Shropshire Local Plan) which constitutes a residential-led mixed-use allocation would help deliver improved community facilities for sports and recreation, replacing and enhancing the more limited provision that currently exists at Alveley Sports Club. This would be a valuable community benefit which would help to support social sustainability and this forms part of the exceptional circumstances case.
 - v. Whilst this in and of itself is not considered a defining exceptional circumstance, it does complement the wider exceptional circumstances identified.
- d. Supporting the Role and Function of Alveley Now and in the Future:**
- i. Alveley is a proposed Community Hub and as such is considered a significant rural service centre. To ensure that the settlement continues to fulfil its role as a Community Hub and remains sustainable (including by supporting the long-term sustainability of its services and facilities), there is a need for appropriate quantities of the right types, tenures and quality of residential development over the short, medium and long term.

- ii. Such development will also meet the economic, social and environmental needs of Alveley's community and those within its rural hinterland.
- iii. The amount and type of development will in the short and medium term be constrained without providing further site allocations and in the longer term without further safeguarded land. As such, it is considered this represents an exceptional circumstance to justify releasing the land from the Green Belt.
- iv. This issue is also responsive to Paragraph 143c) of the NPPF which includes, "*When defining Green Belt boundaries, plans should:... c) where necessary, identify areas of safeguarded land between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period;...*".

e. Sustainable Patterns of Development

- i. Paragraph 142 of the NPPF recognises the need to "*...promote sustainable patterns of development...*" when reviewing Green Belt boundaries. It is considered unsustainable to restrict the potential for new development in Alveley, both during and beyond the proposed plan period.
- ii. Further site allocations and safeguarded land in sustainable locations is required in order to provide for development options during and beyond the proposed plan period. As such, it is considered this represents an exceptional circumstance to justify releasing the land from the Green Belt.

f. Ensuring Long-Term defensible Green Belt Boundaries

- i. Paragraph 143e) of the NPPF specifies that "*when defining Green Belt boundaries, plans should... e) be able to demonstrate that Green Belt boundaries will not need to be altered at the end of the plan period*".
- ii. Given the role and function of Alveley, it is not considered that this can be achieved without identifying safeguarded land for future development beyond the proposed plan period at the settlement.

g. Green Belt Performance

- i. In identifying proposed allocations and safeguarded land, the performance against Green Belt purposes and the harm to the remaining Green Belt was given due consideration.
- ii. Whilst this in and of itself is not considered a defining exceptional circumstance, it does complement the wider exceptional circumstances identified.

- 7.19. **Further information is provided within the Green Belt Revised Exceptional Circumstances Statement (EV051) and paragraphs 8.30-8.37 of the initial Green Belt Topic Paper (GC4g).**

Site Boundaries and Compensatory Improvements to the Green Belt

- 7.20. In identifying the three proposed areas of safeguarded land to be removed from the Green Belt, due consideration was given to resultant Green Belt boundaries and the ability to provide for compensatory improvements to the Green Belt. This is consistent with the requirements of paragraphs 142 and 143 of the NPPF.
- 7.21. These matters are addressed within paragraphs 6.37-6.42 of the Green Belt Revised Exceptional Circumstances Statement (EV051).

8. Bridgnorth

Introduction

- 8.1. Bridgnorth is an attractive market town located in the east of Shropshire on the junction of the A458 and A442. It has an unusual relationship to the West Midlands Green Belt in that the town is not fully inset within the Green Belt, rather it wraps around the eastern built form of the settlement (known as the Low Town).
- 8.2. Stanmore Business Park (formerly known as Stanmore Industrial Estate) is a significant employment site associated with Bridgnorth, located to the east of the Low Town and inset within the Green Belt. It constitutes a 'centre of excellence for engineering and advanced manufacturing' and a key employment location in Shropshire.
- 8.3. Within the draft Shropshire Local Plan, Bridgnorth is proposed to be identified as a Principal Centre (this is in effect a continuation of the role that the settlement plays within the adopted Development Plan).
- 8.4. Reflecting on the wider proposed spatial strategy, the role of Bridgnorth within this spatial strategy and in east Shropshire, constraints present, and identified issues and opportunities; draft Policy S3.1 of the draft Shropshire Local Plan which establishes the settlement strategy for Bridgnorth proposes to deliver "around 1,800 dwellings" and make available "around 49ha of employment land to create choice and competition in the market."

- 8.5. It also indicates that *“New housing and employment will make provision for the needs of the town and surrounding hinterland, including attracting inward investment and allowing existing businesses to expand.”*
- 8.6. The proposed settlement strategy seeks to support Bridgnorth’s role as a Principal Centre and strategic focus in east Shropshire; the long-term sustainability of the settlement; ensure that the housing and employment needs of Bridgnorth’s community and those within the wider rural area (including a proportion of the unmet housing need forecast to arise within the Black Country) is achieved; whilst also respecting the settlement’s location relative to the Green Belt and other known constraints.

Green Belt Release Proposed

- 8.7. Having reflected on the proposed spatial strategy, the strategic role of the town, known development constraints, identified issues and opportunities, and having reviewed the site promotions received within the settlement, the draft Shropshire Local Plan proposes that in Bridgnorth:
- a. New residential development will be delivered through:
 - i. Existing commitments (including proposed saved SAMDev Plan allocations which are the subject of a current Planning Application with a resolution to grant Planning Permission).
 - ii. A further significant mixed-use sustainable urban extension allocation (BRD030) which is located outside of the Green Belt.
 - iii. Complementary small-scale windfall residential development considered appropriate within the town’s development boundary and appropriate exception development outside town’s development boundary.
 - b. New employment development will be delivered through:
 - i. Existing commitments (including proposed saved SAMDev Plan allocations which are the subject of a current Planning Application with a resolution to grant Planning Permission)³.

³ Please Note: Around 6.6 hectares of proposed saved SAMDev Plan employment allocations are specifically for the relocation of the existing Livestock Market. These allocations also include substantial areas for landscaping.

- ii. The previously referenced mixed-use sustainable urban extension allocation (BRD030) which is located outside of the Green Belt.
- iii. Two extensions to the successful Stanmore Business Park (P58a and STC002). These extensions total some 11.4ha and comprise land that is currently located within the Green Belt.
- iv. Complementary windfall employment development, where it is considered appropriate and consistent with relevant policies of the Shropshire Local Plan.

8.8. As such, for the avoidance of doubt, two sites are proposed to be removed from the Green Belt in order to contribute to the achievement of the proposed settlement strategy for Bridgnorth and the proposed spatial strategy for Shropshire within the draft Shropshire Local Plan.

8.9. Both these sites are for employment uses and seek to facilitate expansion of the strategically important Stanmore Business Park.

8.10. Further information on the two sites proposed to be removed from the Green Belt is provided within paragraph 7.39 of the Green Belt Revised Exceptional Circumstances Statement (EV051).

8.11. It is recognised that there is also a need to consider whether longer term development opportunities beyond the period addressed within the draft Shropshire Local Plan exist and to ensure that the Green Belt boundaries will not require further amendment within the next review of the Local Plan.

8.12. Having reflected on this matter, given the unique relationship that Bridgnorth has with the Green Belt, it is considered that sufficient development options exist at the town without the need to identify areas of safeguarded land. This is supported by the identification of a potential future direction of growth associated with the proposed mixed-use sustainable urban extension allocation (BRD030).

Accommodating Proposed Contributions to the Unmet Needs Forecast to Arise Within the Black Country

8.13. Bridgnorth was identified as one location where it may be appropriate to accommodate all or part of the proposed contribution to the unmet needs forecast to arise within the Black Country.

8.14. This was informed by a comprehensive consideration of the functional relationship between the Black Country and sub-

geographies within Shropshire, as summarised within the additional Sustainability Appraisal assessment work.

- 8.15. This conclusion was reached as Bridgnorth is located in south-east Shropshire and has a functional relationship to the Black Country. It also benefits from strong road links to the Black Country via the A454/A458 corridors.
- 8.16. Through the additional SA and site assessment work, the proposed allocation at Bridgnorth (BRD030) was identified as one site upon which it is considered appropriate to accommodate 600 dwellings of the proposed contribution towards the unmet housing need forecast to arise in the Black Country.
- 8.17. This conclusion was informed by a range of factors, including:
- a. Bridgnorth has a functional relationship to the Black Country and strong road links via the A454 and A458 corridors.
 - b. Bridgnorth is a Principal Centre and performs a strategic role in the east of Shropshire.
 - c. The site constitutes a proposed sustainable urban extension, with the capacity to accommodate a significant volume of development, including a range of house types to meet different needs.
 - d. The site can accommodate a sizeable contribution towards the unmet housing needs forecast to arise in the Black Country.
 - e. Development of the site would be considered to constitute sustainable development, informed by careful consideration of identified opportunities and constraints (including the fact that it is not located within the Green Belt).
 - f. Accommodating the proposed contribution to the Black Country on this site will contribute to the achievement of the wider spatial strategy for Shropshire.
- 8.18. **Importantly in the context of this Topic Paper, the proposed Sustainable Urban Extension at BRD030 is not located within the Green Belt.**

Assessment of All Other Reasonable Alternatives

- 8.19. Consistent with paragraph 141 of the NPPF, before concluding that exceptional circumstances existed, consideration of all other reasonable alternatives was undertaken. This is comprehensively documented within paragraphs 7.53-7.65 of the Green Belt Revised Exceptional Circumstances Statement (EV051).

8.20. This is structured around two key components, alternative options to the expansion of Stanmore Business Park and alternative options for the expansion of Stanmore Business Park.

Exceptional Circumstances: Green Belt Releases to Contribute to Meeting Shropshire Housing and Employment Land Needs

8.21. It is considered that there are a number of exceptional circumstances which support the proposed release of 2 areas of land from the Green Belt at Stanmore Business Park, Bridgnorth, to be allocated for employment development in order to allow for the expansion of this important employment site, to contribute to the achievement of the proposed settlement strategy for Bridgnorth and to contribute to the proposed spatial strategy for Shropshire within the draft Shropshire Local Plan.

8.22. **These are comprehensively documented within paragraphs 7.66-7.94 of the Green Belt Revised Exceptional Circumstances Statement (EV051) and paragraphs 8.30-8.37 of the initial Green Belt Topic Paper (GC4g).**

8.23. In summary, these exceptional circumstances include:

a. Supporting the Role of Stanmore Business Park

- i. Stanmore Business Park represents a 'centre of excellence for engineering and advanced manufacturing', hosting a range of businesses within and associated with engineering and advanced manufacturing that benefit from their co-location on the site⁴.
- ii. The Business Park is a key employment location for Bridgnorth and Shropshire. It also represents a regionally significant site which strongly complements the wider engineering and advanced manufacturing sector in the West Midlands.
- iii. To ensure Stanmore Business Park continues to perform and expand on its role as a 'centre of excellence for engineering and advanced manufacturing', there is a need to provide appropriate opportunities for the expansion of existing businesses and the co-location of other businesses, particularly those within the engineering and advanced manufacturing sector.

⁴ *The Marches Centre for Manufacturing and Technology CIC (MCMT) has now left the Business Park. However, this unit has been granted Planning Permission to facilitate the installation and operation of innovative processing plant to recover high value metals from small end of life electronic equipment. This use is similar in character to 'advanced manufacturing' uses.*

- iv. Given the high-occupancy rates on the site and the limited remaining land for development within the existing site, it is considered critical to provide further opportunities for the expansion of the site in the short, medium and long term in order to allow for this to occur.
 - v. As such, facilitating the expansion of the Business Park in order to ensure that it continues to perform and expand its role as a 'centre of excellence for engineering and advanced manufacturing' is considered an exceptional circumstance that contributes to the justification for the release of the two parcels of land from the Green Belt, specifically for the expansion of the Business Park itself.
- b. Supporting the medium- and long-term needs of existing businesses on Stanmore Business Park**
- i. Stanmore Business Park is host to a significant number of businesses, including a particular concentration within and associated with engineering and advanced manufacturing.
 - ii. In order to support the medium- and long-term needs of the site occupiers', appropriate opportunities are required for any necessary expansion – particularly as the operation from a single site brings many efficiency benefits, to an organisation.
 - iii. Given the high-occupancy rates on the site and the limited remaining land for development within the existing site, it is considered critical to provide further opportunities for the expansion of the site, to allow for the expansion of existing businesses in the medium- and long-term.
 - iv. As such, facilitating expansion of the Business Park to provide opportunities for existing businesses on the site to expand in the medium- and long-term is also considered an exceptional circumstance that contributes to the justification for the release of the two parcels of land from the Green Belt, specifically for the expansion of the Business Park itself.
- c. Attracting new businesses, particularly those in the 'engineering and advanced manufacturing' sector**
- i. As a locally and regionally significant site and a 'centre for excellence for engineering and advanced manufacturing', Stanmore Business Park provides an opportunity to attract other businesses into Shropshire, particularly those in the engineering and advanced manufacturing sectors that will benefit from 'clustering' on the site.
 - ii. Given the high-occupancy rates on the site and the limited remaining land for development within the existing site, to provide opportunities to accommodate new businesses there

is a need to provide further opportunities for the expansion of the site.

- iii. As such, facilitating expansion of the Business Park to provide opportunities to attract new businesses onto the site, which will benefit from the 'cluster' of business within the engineering and advanced manufacturing sectors, is considered an exceptional circumstance that contributes to the justification for the release of the two parcels of land from the Green Belt, specifically for the expansion of the Business Park itself.

d. Supporting the Strategic Role of Bridgnorth

- i. Bridgnorth is a Principal Centre and performs a strategic role in the east of Shropshire.
- ii. Within the proposed spatial strategy of the draft Shropshire Local Plan, Bridgnorth constitutes a significant focus for development.
- iii. The two sites proposed for release from the Green Belt would allow for the expansion of Stanmore Business Park, a key location for engineering and advanced manufacturing. This expansion will support the strategic role of the town in east Shropshire by enhancing employment opportunities and in this way contribute to the achievement of the proposed settlement strategy for Bridgnorth and the wider spatial strategy for Shropshire.
- iv. This is considered an exceptional circumstance that contributes to the justification for the release of the two parcels of land from the Green Belt, specifically for the expansion of the Business Park itself.

e. Supporting the Aspirations of the Economic Growth Strategy for Shropshire and the Marches Local Enterprise Partnership (LEP)

- i. Advanced manufacturing (including engineering, agri-food and agri-tech) is one of the key growth sectors for the Shropshire economy identified within the Economic Growth Strategy.
- ii. Stanmore Business Park is a key location for engineering and advanced manufacturing within Shropshire and the West Midlands.
- iii. Furthermore, the Marches LEP identifies Bridgnorth as an 'opportunity town' linked to its *"large manufacturing sector with supply chain links into the West Midlands"* within its Strategic Economic Plan (EV109).
- iv. It is considered that facilitating the expansion of Stanmore Business Park, will contribute towards the achievement of the

aspirations of both the Economic Growth Strategy for Shropshire and the Strategic Economic Plan for the Marches.

- v. This is considered an exceptional circumstance that contributes to the justification for the release of the two parcels of land from the Green Belt, specifically for the expansion of the Business Park itself.

f. Green Belt Performance

- i. In identifying proposed employment land allocations, the performance against Green Belt purposes and the harm to the remaining Green Belt was given due consideration.
- ii. Whilst this in and of itself is not considered a defining exceptional circumstance, it does complement the wider exceptional circumstances identified.

Site Boundaries and Compensatory Improvements to the Green Belt

8.24. In identifying the three proposed areas of safeguarded land to be removed from the Green Belt, due consideration was given to resultant Green Belt boundaries and the ability to provide for compensatory improvements to the Green Belt. This is consistent with the requirements of paragraphs 142 and 143 of the NPPF.

8.25. These matters are addressed within paragraphs 7.95-7.104 of the Green Belt Revised Exceptional Circumstances Statement (EV051).

9. Shifnal

Introduction

9.1. Shifnal is a town located on the M54/A5 corridor, a key road and rail transport corridor, linking Shropshire to the West Midlands. The town has experienced significant growth over recent years, much of which has occurred during the period addressed within the draft Shropshire Local Plan.

9.2. Shifnal is inset within the West Midlands Metropolitan Green Belt, meaning it is surrounded by Green Belt (with the exception of areas of land on the towns north-eastern and south-eastern edges, which were previously removed from the Green Belt and safeguarded for future development).

9.3. Within the draft Shropshire Local Plan, Shifnal is proposed to be identified as a Key Centre (this is in effect a continuation of the role

that the settlement plays within the adopted Development Plan). Indeed, the settlement represents the largest of the proposed Key Centres in Shropshire.

- 9.4. Reflecting on the wider proposed spatial strategy, the role of Shifnal within this spatial strategy and in east Shropshire, constraints present, and identified issues and opportunities; draft Policy S15.1 of the draft Shropshire Local Plan which establishes the proposed spatial strategy for Shifnal proposes that:
- 9.5. *“the town will deliver around 1,500 dwellings and make available around 41 hectares of employment land to provide choice and competition in the market.”* It also indicates that *“New housing and employment will provide for the needs of the town and surrounding hinterland, including attracting inward investment, allowing existing businesses to expand and encouraging new businesses to establish in Shifnal.”*
- 9.6. The nature and scale of development within the proposed settlement strategy is designed to maintain and enhance Shifnal’s role as a Key Centre and ensure that local housing and employment land needs (and a contribution to unmet employment need forecast to arise in the Black Country) are achieved, whilst also respecting the settlement’s location in the Green Belt and other known constraints. It is also responsive to past trends and existing commitments.

Green Belt Release Proposed

- 9.7. Having reflected on the proposed spatial strategy, the strategic role of the town, known development constraints, identified issues and opportunities, and having reviewed the site promotions received within the settlement, the draft Shropshire Local Plan proposes that in Shifnal:
- a. New residential development will be delivered through:
 - i. Existing commitments (including proposed saved SAMDev Plan allocations which benefit from Planning Permission).
 - ii. Three further residential allocation (SHF013; SHF015 & SHF029; and SHF022 & SHF023) all of which are located outside of the Green Belt on land that was previously ‘safeguarded’ for future development.
 - iii. Complementary small-scale windfall residential development considered appropriate within the town’s development boundary and appropriate exception development outside town’s development boundary.

- b. New employment development will be delivered through:
 - i. A new strategic employment allocation (SHF018b & SHF018d), which due to its size and location will represent a significant new investment opportunity and has the potential to form both a locally and regionally important employment centre.
 - ii. Existing commitments and complementary windfall employment development within the settlement's development boundary, where it is considered appropriate and consistent with relevant policies of the Shropshire Local Plan.
- 9.8. **As such, for the avoidance of doubt, one site is proposed to be removed from the Green Belt in order to contribute to the achievement of the proposed settlement strategy for Shifnal and the proposed spatial strategy for Shropshire within the draft Shropshire Local Plan.**
- 9.9. **This site is for employment uses and seeks to establish a new investment opportunity with the potential to form both a locally and regionally important employment centre.**
- 9.10. It is also recognised that the proposed allocations within the draft Shropshire Local Plan will exhaust much of the remaining supply of safeguarded land that exists around the settlement.
- 9.11. As such, to complement the 1 remaining area of 'safeguarded land' which totals some 10.4ha located at Land between Revells Rough, Lamledge Lane and the eastern rail line (part of SHF023); 5 further areas of land totalling some 82.4ha are proposed to be removed from the Green Belt and 'safeguarded' for future development (SHF018a; P14; SHF019 & part of P15b; part of SHF017 & P16 and another part of SHF017).
- 9.12. Further information on each of the sites proposed to be removed from the Green Belt for employment purposes and to form new areas of 'safeguarded' for future development is provided within paragraph 8.44 of the Green Belt Revised Exceptional Circumstances Statement (EV051).

Accommodating Proposed Contributions to the Unmet Needs Forecast to Arise Within the Black Country

- 9.13. Shifnal was identified as one location where it may be appropriate to accommodate all or part of the proposed contribution to the unmet needs forecast to arise within the Black Country.
- 9.14. This was informed by a comprehensive consideration of the functional relationship between the Black Country and sub-

geographies within Shropshire, as summarised within the additional Sustainability Appraisal assessment work.

- 9.15. This conclusion was reached as Shifnal is located in east Shropshire and has a functional relationship to the Black Country. It also benefits from strong road links to the Black Country via the M54/A5 corridor and strong rail links to the Black Country via the Shrewsbury-Wolverhampton railway line.
- 9.16. Through the additional SA and site assessment work, the proposed allocation at Shifnal (SHF018b & SHF018d) was identified as the site upon which it is considered appropriate to accommodate the entirety of the 30ha proposed employment land contribution towards the unmet employment land need forecast to arise in the Black Country.
- 9.17. This conclusion was informed by a range of factors, including:
- a. Shifnal has a functional relationship to the Black Country and strong road and rail links via the M54/A5 corridor and Shrewsbury-Wolverhampton railway line respectively.
 - b. Shifnal is a Key Centre and a focus for investment, employment, housing and development on the M54/A5 strategic corridor.
 - c. The site constitutes a proposed strategic employment allocation which due to its size and location has the potential to form both a local and regionally important employment centre.
 - d. The site can accommodate a sizeable contribution towards the unmet employment land needs forecast to arise in the Black Country.
 - e. Development of the site would be considered to constitute sustainable development, informed by careful consideration of identified opportunities and constraints. Whilst the site is located within the Green Belt, it is considered that exceptional circumstances exist to justify the release of this land for employment, as documented within this Green Belt Topic Paper.
 - f. Accommodating the proposed contribution to the Black Country on this site will contribute to the achievement of the wider spatial strategy for Shropshire.
- 9.18. **Importantly in the context of this Topic Paper, the proposed Strategic Employment Allocation SHF018b & SHF018d is currently located within the Green Belt.**

Assessment of All Other Reasonable Alternatives

- 9.19. Consistent with paragraph 141 of the NPPF, before concluding that exceptional circumstances existed, consideration of all other reasonable alternatives was undertaken. This is comprehensively

documented within paragraphs 8.64-8.87 of the Green Belt Revised Exceptional Circumstances Statement (EV051).

- 9.20. In the context of accommodating the proposed contribution to the unmet employment land need forecast to arise within the Black Country, consideration of all other reasonable alternatives is documented within the additional Sustainability Appraisal assessment work.

Exceptional Circumstances: Green Belt Releases to Contribute to Meeting Shropshire Housing and Employment Land Needs

- 9.21. It is considered that there are a number of exceptional circumstances which support the proposed release of 3 areas of land from the Green Belt at Shifnal, to be 'safeguarded' for future development beyond the draft Shropshire Local Plan period.

- 9.22. **These are comprehensively documented within paragraphs 8.88-8.149 of the Green Belt Revised Exceptional Circumstances Statement (EV051) and paragraphs 8.30-8.37 of the initial Green Belt Topic Paper (GC4g).**

- 9.23. In summary, these exceptional circumstances include:

a. Sustainable Patterns of Development

- i. Paragraph 142 of the NPPF recognises the need to "...*promote sustainable patterns of development...*" when reviewing Green Belt boundaries. In Shropshire, the Green Belt Review offers the potential to respond to the circumstances, character, needs and opportunities in the east of the County.
- ii. Proposals to release Green Belt land for development seek to achieve the preferred spatial strategy which seeks to deliver an urban focussed distribution of development.
- iii. This has enabled the spatial strategy to focus development opportunities particularly to deliver new employment into the most sustainable settlements in the east of the County.
- iv. This also enables the safeguarding of land to provide options for the future development of these settlements beyond the current plan period, as advised in NPPF paragraph 143(c) "When defining Green Belt boundaries, plans should: ... c) where necessary, identify areas of safeguarded land between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period;...".

- v. These opportunities help to meet the needs of these key communities and their hinterlands during the proposed plan period and into the future.
- vi. This strategy also helps to deliver a 'step change' in the performance and productivity of the Shropshire economy.
- vii. It is considered this represents an exceptional circumstance to justify the release of land from the Green Belt.

b. Supporting the Role and Function of Shifnal:

- i. Shifnal is the largest Key Centre in Shropshire and benefits from a highly sustainable location on the M54/A5 strategic road and rail corridor. Shifnal provides a station on the Shrewsbury-Wolverhampton Railway Line in the town and is close to stations in Telford and at Cosford and Albrighton.
- ii. Shifnal performs a key role within the east of the County. Shifnal supports the role of the principal market town at Bridgnorth and complements the function of the adjacent 'built up area' of Telford.
- iii. The strategy for Shifnal should support the role and function of the town as an important Key Centre. This should increase the self-containment and sustainability of the community; ensure the longer-term sustainability of its services and facilities; and deliver housing and employment to meet the needs of the town and other communities in the Green Belt.
- iv. This cannot be achieved without delivering new development opportunities particularly to provide new employment to reduce the 'dormitory' character of the settlement and to deliver new investment in critical infrastructure to continue to meet the needs of the community.
- v. It is considered this represents an exceptional circumstance to justify the release of land from the Green Belt.

c. Supporting the Community Vitality of Shifnal:

- i. Shifnal has a lower average age profile than the Shropshire average, but has some sensitivities that affect the robustness of the community particularly a smaller cohort of young people.
- ii. Due to the settlement's location within the Green Belt, past Development Plans have planned for only limited levels of development which have constricted the ability to address identified sensitivities. The adopted Development Plan and draft Shropshire Local Plan seek to redress this imbalance by promoting significant levels of growth with periods of assimilation.

- iii. This provides for progressive growth to improve the vitality of the community with some assimilation of these changes rather than sudden and unexpected growth of the settlement, community and local economy.
- iv. The draft Shropshire Local Plan proposes a significant allocation of land for employment development to 2038 and to safeguard land beyond 2038 as future option for mixed housing and employment growth. The continued enclosure of the town in the Green Belt without any future provision for growth may prevent Shifnal sustaining its community and its economic potential.
- v. It is considered this represents an exceptional circumstance to justify the release of land from the Green Belt.

d. Improving Employment Opportunities in Shifnal:

- i. Improving the employment land offer is an important component of changing the economy in Shifnal and sustaining its role in Shropshire's settlement hierarchy. This will sustain Shifnal as a key settlement in the strategic corridor which is accessible to the M54 and rail network despite being 'inset' into the Green Belt.
- ii. This objective is identified in the draft Shropshire Local Plan evidence where Shifnal is identified as a key investment location in the M54 Strategic Corridor where it is:
 - Located between Shrewsbury to the west and Wolverhampton to the east within the West Midlands conurbation offering opportunities as part of the Midlands Engine growth strategy;
 - Located close to the international investment site at i54 occupied by key growth sector industries for the West Midlands in advanced manufacturing;
 - Accessible to higher education and training institutions including key assets like RAF Cosford, Harper Adams University and University Centre Shrewsbury;
 - Expected to benefit from critical local infrastructure investment and strategic investment in the road and rail networks.
- iii. It is considered this represents an exceptional circumstance to justify the release of land from the Green Belt.

e. Changing the Dormitory Character of Shifnal:

- i. Shifnal has the opportunity to manage and improve the vitality of the community and the performance and productivity of the local economy. This can be achieved

through the settlement strategy for the town and the scale and delivery of development opportunities.

- ii. The settlement strategy for Shifnal should achieve three key objectives to achieve these benefits:
 - To manage the delivery of new housing and meet the needs of local communities for affordable homes and to enable people to live and work in Shifnal;
 - To create new employment opportunities to improve the performance of the local economy, reduce out-commuting and improve the vitality of the local community;
 - To increase demand for retailing, services and facilities within the town and to improve the service offer and capacity to meet the needs of the town and other communities in the Green Belt.
- iii. It is considered this represents an exceptional circumstance to justify the release of land from the Green Belt.

f. Improving the Investment Programme for Shifnal:

- i. Shifnal has been constrained by its location within the Green Belt. This constraint to development has also limited investment in the infrastructure of the town and in the range and quality of the retailing, services and facilities available to the resident population.
- ii. Shifnal requires a progressive and steady rate of growth to permit the infrastructure of the town to be improved in response to the requirements of new development. This will refresh and upgrade the infrastructure of the settlement to the benefit of the whole community.
- iv. The enclosure of the town in the Green Belt without further provision for future growth will prevent Shifnal from benefitting from these objectives. It is considered this represents an exceptional circumstance to justify the release of land from the Green Belt.

g. Investment Potential and Business Needs

- i. The need to refresh and improve the employment land offer is an important component of changing the capacity of Shifnal to fulfil the role of the town in the settlement hierarchy of Shropshire in particular to enable the town to function as a key settlement within the M54 strategic corridor.

- ii. This objective has been addressed in the evidence for the Local Plan in the M54 Strategic Corridor Study which concluded this location should be considered for investment due to:
 - the strategic corridor location between Wolverhampton to the east and Shrewsbury to the west closely related to the West Midlands conurbation and the associated opportunities of the Midlands Engine;
 - the adjacent international occupiers in target growth sectors for Shropshire i.e. advanced manufacturing / automotive / engineering;
 - the accessible infrastructure network and the benefits of pipeline infrastructure investment in road/rail over the coming years; and
 - the higher education and training institutions including key assets like RAF Cosford, Harper Adams University, University Centre Shrewsbury.
- iii. Employment in Shifnal is limited by the reliance of the town on 'service' industries. Employment opportunities therefore provide a limited choice for economically active people of working age who commute out of town to work in other areas.
- iv. A key limiting factor in the employment offer is the quality and quantity of land available to businesses wishing to settle or to expand in the town. The employment areas that exist have operated for many decades and these commercial premises no longer meet modern businesses requirements.
- v. The Local Plan review seeks to address these shortfalls through the release of Green Belt land to create a new employment area with high quality, modern business floorspace. This land release seeks to provide commercial development to meet the needs of strategic and local business demands.
- vi. It is considered this represents an exceptional circumstance to justify the release of land from the Green Belt.

h. Green Belt Performance

- i. In identifying the proposed employment allocation and safeguarded land, the performance against Green Belt purposes and the harm to the remaining Green Belt was given due consideration.
- ii. Whilst this in and of itself is not considered a defining exceptional circumstance, it does complement the wider exceptional circumstances identified.

Exceptional Circumstances: Green Belt Releases to Accommodate Contributions to the Unmet Needs Forecast to Arise in the Black Country

9.24. In summary, these exceptional circumstances include:

a. Functional Relationship with the Black Country

- i. The Employment Topic Paper (GC4n) examined the strategic relationships between Shropshire and the Black Country considering the geography of adjoining Functional Economic Market Areas (FEMA), the close proximity of strategic investment opportunities and the strategic road and rail network.
- ii. This assessment identified the following conclusions:
 - the proximity and connectivity to the Black Country Authorities would enable Shropshire to support the strategic planning objectives of these four authorities;
 - there are significant strategic employment developments and proposals on the M54/A5/A41 and A458/A454 through Shropshire and extending into the Black Country area;
 - these corridors link together the Shropshire Functional Economic Market Area (FEMA) with the Black Country / Southern Staffordshire FEMA, connecting to the M6 on the national motorway network within the Black Country area;
 - the proximity of the two FEMA and the focus of investment into the strategic corridors that link them together enhances the strategic relationships between Shropshire Council and the Black Country Authorities in the discharge of their duties as 'strategic policy making authorities'.
- iii. Whilst this in and of itself is not considered a defining exceptional circumstance, it does complement the wider exceptional circumstances identified.

b. Meeting the Needs of the Black Country

- i. In accordance with paragraph 26 of the NPPF, Shropshire and the Black Country Authorities recognise a 'mutuality' between the objectives of their Local Plans that will assist each of the strategic policy-making authorities in the "production of a positively prepared and justified strategy" for their respective Local Authority areas.
- ii. This 'mutuality' seeks to counter the challenges created by the more limited development capacity of the Black Country Authority areas. This is proposed to be achieved in Shropshire by further facilitating the Black Country Authorities to access

the strategic corridors, principal settlements and land resources in the adjacent subregional area.

- iii. Shropshire Council seeks to use the land resource capacity of the County to support the sustainable growth of the Shropshire economy. This will be achieved in part, by helping to meet both the investment demands in the business markets and the employment needs in the labour markets within the Black Country. This will help to deliver a larger, relatively younger and more reliable supply of labour to meet the needs of businesses operating within the Shropshire functional economic market area.
- iv. The authority seeks to ensure their strategy will build a strong and competitive economy in Shropshire and will also facilitate its neighbours to achieve the same objectives in their own administrative areas.
- v. It is considered this represents an exceptional circumstance to justify the release of land from the Green Belt.

c. Strategic Matter for Shropshire

- i. The Employment Topic Paper (GC4n) examined the strategic relationships between Shropshire and the Black Country. These functional relationships established that the unmet need in the Black Country is a relevant strategic matter for Shropshire Council.
- ii. The assessment of these relationships concluded that assisting the Black Country Authorities would meet the objectives of NPPF paragraphs 24 and 25 that: *'Local planning authorities...are under a duty to cooperate with each other..., on strategic matters that cross administrative boundaries'*, and to *'collaborate to identify relevant strategic matters which they need to address in their plans'*.
- iii. In seeking to assist the Black Country Authorities, Shropshire Council wished to ensure they retained the capacity to meet their own labour needs. This objective would meet the obligation in NPPF, paragraph 81 to *"allow each area to build on its strengths, counter any weaknesses and address the challenges of the future"*.
- iv. Shropshire will support the Black Country Authorities by seeking to influence commuting between Shropshire and the Black Country. This would be achieved in addition to accommodating the migration of some labour to new housing in Shropshire. The scale of the contributions to the Black Country Authorities at 1,500 dwellings and 30ha of employment land

would both redistribute some labour and also share an element of the Black Country labour pool.

- v. This approach sought to both meet the duty to cooperate by satisfying unmet needs in the region and also to ensure each participating authority would have the resources to deliver effective planning strategies for their administrative areas.
- vi. It is considered this represents an exceptional circumstance to justify the release of land from the Green Belt.

d. Shropshire Economic Growth Strategy

- i. Shropshire set out its economic growth vision in the Shropshire Economic Growth Strategy (2021 – 2025). Shifnal, located on the M54/A5 strategic corridor through Shropshire, has the potential to make a significant contribution to this strategy:
 - Shifnal can build on its strategic location and accessibility from its two junctions with the M54 motorway and its rail links into the metropolitan area. This indicates the investment potential of the town with the provision of new employment land to support existing businesses and to attract new investment into the town.
 - Shifnal can perform a key role in support of Bridgnorth as the principal centre in east Shropshire. The town can support supply chain companies for key growth sectors in the County and become an important source of labour by improving the self-containment of the town,
 - Shifnal might also provide support for further growth at key locations on the M54 corridor through the provision of strategic employment land to attract significant inward investment, linked to future housing provision.
- ii. A strategy to deliver more sustainable development with an improving level of self-containment, would help Shifnal to support strategic investment locations including i54 and the proposed West Midlands Interchange and to support key urban centres at Shrewsbury, Telford, Wolverhampton, Dudley and Walsall.
- iii. It is considered this represents an exceptional circumstance to justify the release of land from the Green Belt.

e. Premium Value for Investors

- i. The designation of employment allocation SHF018b & SHF018d in Shifnal as the preferred location to satisfy the unmet need in the Black Country places a premium value on this investment location.

- ii. This premium value arises from its location on the M54, the proximity to the Black Country, the size and capability of the investment site to accommodate both strategic and local business investment and the recognition of the allocation as the preferred location to support the unmet needs in the Black Country.
- iii. The sensibility of the location, the scale of the land provision, the character and setting of the site and the strategic function of the proposed development constitute a sound and marketable investment prospect in a regional, commercial property market, that is experiencing a growing demand for new, higher quality, business locations.
- iv. It is considered this represents an exceptional circumstance to justify the release of land from the Green Belt.

Site Boundaries and Compensatory Improvements to the Green Belt

- 9.25. In identifying the two proposed areas of safeguarded land to be removed from the Green Belt and the remaining safeguarded land, due consideration was given to resultant Green Belt boundaries and the ability to provide for compensatory improvements to the Green Belt. This is consistent with the requirements of paragraphs 142 and 143 of the NPPF.
- 9.26. These matters are addressed within paragraphs 8.150-8.161 of the Green Belt Revised Exceptional Circumstances Statement (EV051).

SHROPSHIRE COUNCIL

LOCAL DEVELOPMENT SCHEME

June 2023



1. Introduction

What is the Shropshire Development Plan

- 1.1 The Shropshire Development Plan identifies a vision and framework for the future development of Shropshire.
- 1.2 The adopted Development Plan for Shropshire currently comprises of the Core Strategy (adopted 2011); the Site Allocations and Management of Development (SAMDev) Plan (adopted 2015), together with the adopted formal Neighbourhood Plans.
- 1.3 The Shropshire Core Strategy (2011) establishes the Council's vision, strategic objectives and broad spatial strategy to guide future development and growth in Shropshire to 2026. The Core Strategy is available on the Shropshire Council website via:
<https://www.shropshire.gov.uk/planning-policy/local-planning/core-strategy-2006-2026/>
- 1.4 The SAMDev Plan seeks to deliver the vision, strategic objectives and broad spatial strategy identified within the Core Strategy (2011), through the identification of site allocations for development and policies to appraise development proposals.
- 1.5 The SAMDev Plan is accompanied by a Policies Map which illustrates geographically the scope of policies within the Development Plan, including the location and extent of site allocations.
- 1.6 The SAMDev Plan and associated Policies Map is available on the Shropshire Council website via:
<https://www.shropshire.gov.uk/planning-policy/local-planning/samdev-plan-2006-2026/>
- 1.7 Adopted Neighbourhood Plans for Shropshire currently comprise those for Much Wenlock, Shifnal, Stoke Upon Tern, Woore and Broseley. Further information on these Neighbourhood Plans and any in development is available on the Shropshire Council website at:
<https://www.shropshire.gov.uk/planning-policy/neighbourhood-and-community-led-plans/>

What is the draft Shropshire Local Plan

- 1.8 Shropshire Council is currently at an advanced stage of a Local Plan Review. Specifically, a draft Shropshire Local Plan has been prepared and submitted to Government for examination. This examination is currently ongoing.
- 1.9 The draft Shropshire Local Plan identifies a vision and framework for the future development of Shropshire to 2038; addresses needs and opportunities in relation to housing, the local economy, community facilities and infrastructure; and seeks to safeguard the environment, enable adaptation to climate change and helps to secure high-quality and accessible design.

1.10 It contains:

- Draft strategic policies which set the priorities and framework for the Local Plan
- Draft 'strategic' implementation policies and more 'detailed' draft policies for managing development
- Draft settlement policies which provide draft strategies and draft guidelines for the settlements of Shropshire, including where appropriate identifying draft proposed site allocations
- Draft strategic settlement and draft strategic site policies which identify these draft proposed sites and provide draft strategies and draft guidelines for their development

1.11 Upon adoption the policies of the Shropshire Local Plan will replace the policies of the Core Strategy and SAMDev Plan, except for the SAMDev site allocations which have yet to be delivered, which will be 'saved' and therefore continue to form part of the Development Plan. The policies and proposals within adopted Neighbourhood Plans which conform with the Shropshire Local Plan will also continue to apply.

What is a Local Development Scheme?

1.12 The Local Development Scheme (LDS) is the 'Project Plan' that identifies the documents Shropshire Council will prepare as part of the Development Plan over the next 3-year period. The LDS explains:

- The purpose of the Local Plan documents;
- The resources the Council will require; and
- Timescales for producing Local Plan documents, including when public consultation will take place.

1.13 This LDS will cover the period 2023 to 2026. The LDS will be kept up to date by considering the need to revise it on at least an annual basis.

1.14 The LDS can be viewed:

- On the Shropshire Council website at:
[http://shropshire.gov.uk/planning-policy/local-plan/local-development-scheme-\(lds\)/](http://shropshire.gov.uk/planning-policy/local-plan/local-development-scheme-(lds)/)
- At the Council's Shropshire Local Hubs and Community Access points in Shrewsbury via their computer/tablet facilities (subject to availability) during their specified opening times. Further information on the Local Hubs and Community Access points is available via:
www.shropshire.gov.uk/customer-services/customer-access-points/
- At public libraries via their computer/tablet facilities (subject to availability) during their specified opening times. Further information on the location, facilities and opening times of public libraries is available on the Shropshire Council website at:
www.shropshire.gov.uk/libraries/find-a-library/

- 1.15 Individual documents may be reviewed as directed in regulations or when monitoring indicates that this is required.

Why is the LDS being amended?

- 1.16 The LDS is reviewed at least annually and amended when it is considered necessary and appropriate to do so. The July 2023 update it primarily to reflect the timescales of the ongoing examination of the draft Shropshire Local Plan.

If I need further information about the LDS, who should I contact?

- 1.17 Further advice on this LDS or other planning policy documents can be obtained from:

The Shropshire Council Planning Policy Website at:

<https://www.shropshire.gov.uk/planning-policy/>

By contacting Shropshire Council's Planning Policy team by:

Phone: 0345 678 9004 or

Email: planningpolicy@shropshire.gov.uk

2. Preparation of the Development Plan and Related Documents

2.1. The statutory Development Plan for Shropshire comprises:

- The Local Plan which is prepared by Shropshire Council and is subject to independent examination by the Planning Inspectorate; and
- Neighbourhood Plans prepared by local communities and subject to testing by an independent examiner.

2.2. More detailed advice or guidance on the policies in the Development Plan may be provided through the preparation of Supplementary Planning Documents (SPD's) which are subject to rigorous community involvement, but are not subject to independent testing and do not form part of the statutory Development Plan.

2.3. The stages of preparing a Local Plan comprise:

Stage	Summary
1. Pre-Production	Evidence gathering stage to develop the evidence base to inform the preparation of a 'sound' Local Plan.
2. Production	Preparation of Issues and Options and potentially additional Preferred Option stages, by involving the community and other stakeholders and consultation on these. A final or Pre-Submission draft version of the Local Plan is prepared for gathering representations on 'soundness' for the Examination. Should significant new issues be raised there is the opportunity to go back to a previous stage before submitting the Local Plan for Examination to the Secretary of State in the light of the representations received.
3. Examination	Independent examination by a Planning Inspector to consider the 'soundness' and legal compliance of the Plan;
4. Adoption	The Inspector prepares a report possibly with modifications to make the Local Plan sound which may require further consultation. Once undertaken if required the Council adopted and publish the Local Plan.

2.4. The stages of preparing a Neighbourhood Plan comprise:

Stage	Summary
1. Designation	The qualifying body submits an application to designate a neighbourhood area to the local planning authority, which publicises and consults on the area application for minimum of 6 weeks;
2. Production	The qualifying body develops proposals advised by the local planning authority. This comprises: <ul style="list-style-type: none"> • gathering baseline information and evidence; • engaging and consulting with those living and working in the neighbourhood area and those with an interest in or affected by the proposals (e.g. service providers) • talking to land owners and the development industry • identifying and assessing options • determining whether a plan or an Order is likely to have significant environmental effect • starting to prepare proposals documents
3. Pre-Submission Consultation	The qualifying body invites representations on the draft plan and considers consultation responses and amends it if appropriate. The qualifying body prepared a consultation statement.
4. Submission to the Local Planning Authority	The qualifying body submits the plan to the local planning authority, which checks that submitted proposal complies with all relevant legislation. If the local planning authority finds that the plan or order meets the legal requirements it: <ul style="list-style-type: none"> • publicises the proposal for minimum 6 weeks and invites representations; • notifies consultation bodies referred to in the consultation statement; • appoints an independent examiner (with the agreement of the qualifying body)
5. Independent Examination	The local planning authority sends the draft plan and representations to the independent examiner, who undertakes examination and issues a report to the local planning authority and qualifying body. The local planning authority publishes the report and reaches its own view on whether to send the plan to referendum.
6. Referendum and Making the Neighbourhood Plan	Shropshire Council publishes an information statement and a notice of referendum. Polling takes place and the results are declared. Subject to the results, the local planning authority 'makes' the neighbourhood plan, bringing it into force.

2.5. The process of preparing Supplementary Planning Documents (SPDs) is shorter and does not involve independent examination:

Stage	Summary
1. Preparation of Draft SPD	Includes evidence gathering and the involvement of the community and stakeholders from an early stage.
2. Consultation on Draft SPD	Representations invited on a published draft.
3. Adoption	Council considers representations received and finalises SPD before adoption.

2.6. Accompanying the Local Plan documents will be additional documents describing:

- The sustainability implications of the new documents (*Sustainability Appraisal* or SA which incorporates *Strategic Environmental Assessment* or SEA).
- A *Habitat Regulations Assessment* or HRA, assessing the implications of development for European sites in and adjoining the Plan Area. This will include *Appropriate Assessment* as necessary.
- A *Statement of Community Involvement* or SCI which shows how Shropshire Council intends to achieve continuous and meaningful community involvement in the production of Local Plans to help build consensus regarding their content.
- The results of monitoring (including the *Authority Monitoring Report* or AMR).

3. Purpose and content of the Local Development Scheme

3.1 This document is the Council's 'Project Plan' for the period from 2023 to 2026. Its main purposes are:

- To inform the community and other stakeholders of the Local Plan documents for the area and the timescales they can expect for their preparation and subsequent review, and;
- To establish the Council's priorities for the preparation of the Local Plan and its associated work programme.

3.2 The LDS sets out:

- The Local Plan documents that are to be prepared over the forthcoming 3-year period to replace existing policies;
- The current Local Plan documents which make up the statutory Development Plan for Shropshire and any existing policies that will be saved;

- The subject matter and the geographical area to which each document relates;
- Supplementary Planning Documents (SPDs) that are to be prepared over the forthcoming 3-year period to clarify and provide further guidance;
- Which organisation is to lead the process of each document preparation and which, if any, are to be prepared jointly with other local planning authorities;
- The arrangements for monitoring of the Local Plan.

4. Structure and Operation of the Shropshire Local Plan

Local Plan Review

- 4.1 The Council considers that to provide further certainty and clarity for development and investment, it is sensible and pragmatic to carry out an early review of the Local Plan. This is responsive to Paragraphs 11 and 31-33 of the National Planning Policy Framework (NPPF) and the commitment within Paragraph 1.13 of the adopted SAMDev Plan.
- 4.2 The timetable in this LDS may change further in response to changes in the evidence base; changes in national government policy and guidance; and the availability of Council resources. The LDS will therefore be kept under regular review.
- 4.3 The content and programme for review and production of the Local Plan and associated evidence base are set out in the Schedule of Proposed Documents (Table 1) which follows this section and the Individual Document Profiles in Appendix 1.

Table 1: SCHEDULE OF PROPOSED DEVELOPMENT PLAN DOCUMENTS

<i>Document Title</i>	<i>Status</i>	<i>Brief Description</i>	<i>Chain of Conformity</i>	<i>Date of Issues & Options Consultation</i>	<i>Date for Submission to Secretary of State</i>	<i>Proposed Date for Adoption</i>
Draft Shropshire Local Plan (2016-2038)	Development Plan Document	Document identifying revised growth requirements and additional sites proposed to deliver this growth during the revised plan period.	General conformity with National Planning Policy Framework (NPPF) and National Planning Practice Guidance (PPG)	January 2017	September 2021	June 2024
Neighbourhood Plans	Development Plan Document	Neighbourhood Plans setting out local objectives, development management policies and allocations	Core Strategy, SAMDev Plan, future Local Plan documents	Preparation of Neighbourhood Plans are prepared by qualifying bodies that represent the local community (appropriately supported by Shropshire Council). The document is subject to testing by an independent examiner. Timescales for this process are responsive to timescales for preparation of draft Neighbourhood Plans by local communities and subsequent submission to Shropshire Council.		

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5. The adopted Local Plan for Shropshire

4.4 The adopted Local Plan for Shropshire comprises:

Core Strategy

4.5 The Core Strategy sets out the approach and strategic framework for development in Shropshire. It incorporates the spatial elements of the Sustainable Community Strategy and other corporate strategies. The Core Strategy underwent independent examination during 2010 and was found to be “sound” and adopted by Shropshire Council in March 2011. The Core Strategy:

- Sets out the broad community vision and spatial strategy;
- Identifies key strategic sites for development;
- Sets out a settlement strategy, with criteria-based policies to enable development to come forward;
- Provides strategic guidance for development management in conjunction with national and other guidance but does not contain numerous development control policies; and
- Sets out an investment/implementation plan, including priorities and mechanisms for infrastructure delivery.

4.6 Further information on the adopted Core Strategy can be found via: <http://shropshire.gov.uk/planning-policy/local-plan/core-strategy-2006-2026>

Site Allocations and Management of Development (SAMDev)

4.7 Although strategic site allocations are set out in the Core Strategy, it is necessary to ensure that sufficient land is allocated specifically to meet Shropshire’s needs for housing employment, retail and services. In particular, it is imperative that we can meet housing needs and the government requirement to identify a 5 year supply of available housing land. It is also important to ensure that the range of strategic policies in the Core Strategy is complemented by a suite of more detailed policies in this Local Plan document. This is to make sure there are no ‘gaps’ with national and regional policies and that a suitable policy framework is in place to enable a ‘development management’ approach to be delivered.

4.8 Therefore a single Site Allocations and Management of Development (SAMDev) Local Plan document for Shropshire was prepared. It was not the intention to identify every single site for development over the next 15-20 years, as criteria-based policies within the Core Strategy and SAMDev provide a framework for additional sites to

come forward. The SAMDev was examined during 2014 and adopted in December 2015.

- 4.9 Further information on the SAMDev Local Plan document can be found via: <http://shropshire.gov.uk/planning-policy/local-plan/samdev-plan-2006-2026/>

Neighbourhood Plans

- 4.10 Town and Parish Councils can prepare Neighbourhood Plans (Neighbourhood Development Plans) putting in place policies to guide the future development of the area.
- 4.11 Shropshire Council has a legal duty to support the preparation of any Neighbourhood Plans, including the provision of information and evidence, advice on sustainability assessment, the appointment of a suitable person who will publicly examine the Neighbourhood Plans and holding a referendum within the area covered by the Neighbourhood Plans.
- 4.12 Shifnal, Much Wenlock, Woore, Stoke-upon-Tern, and Broseley have adopted Neighbourhood Plans. A number of other areas have been designated Neighbourhood Areas and are working on their respective Neighbourhood Plans.
- 4.13 Any Neighbourhood Plan must be in general conformity with 'strategic policies' in the Local Plan and with national policy.
- 4.14 Neighbourhood Plans are not able to propose lower levels of development than those set out in up to date Local Plans but could propose higher levels.
- 4.15 Before a Neighbourhood Plan is adopted it must be subject to a referendum. If over 50% of the votes are in favour the local planning authority would have a duty to 'make' (adopt) the NDP.
- 4.16 Further information on neighbourhood planning can be found via <https://www.shropshire.gov.uk/planning-policy/neighbourhood-and-community-led-plans/>

Authority Monitoring Report

- 4.17 An Authority's Monitoring Report (AMR) is one of the key mechanisms utilised by the Council to monitor annually how effective its policies and proposals are in meeting the vision and objectives set out in the Core Strategy – or any subsequent Local Plan.

- 4.18 Shropshire Council will aim to prepare an AMR covering the previous financial year (1 April to 31 March) before the end of the subsequent financial year.
- 4.19 The task of monitoring and producing the AMR forms a part of the process of maintaining an up-to-date evidence base and tracking plan-making progress.
- 4.20 The AMR will include:
- A survey and review of the area's characteristics, including: published statistics that help paint a social, environmental, economic, physical and demographic background; and local indicators on particular local issues, concerns or policy objectives;
 - Whether the Council is meeting, or is on track to meet, the targets and milestones set out in the LDS, and if not the reasons why;
 - An assessment of the extent to which policies in the Local Plan are being implemented and, if not, the reasons why;
 - The actions required to address any identified issues (the AMR itself will not revise or amend policies, but it will set out the steps the Council will take to address those issues, e.g. bring forward a review); and
 - Indicate whether any new Local Plan documents need to be prepared.
- 4.21 The latest AMR covers the financial year 2019-2020, covering the period prior to the Formal Regulation 19 Consultation on the draft Shropshire Local Plan for examination. It is supported by other documents which monitor the effects of the adopted Local Plan and informed the preparation of the draft Shropshire Local Plan.
- 4.22 Further information on monitoring and site assessment is available on the Shropshire Council website at:
<https://www.shropshire.gov.uk/planning-policy/monitoring-and-site-assessment/>

Supplementary Planning Documents

- 4.23 Supplementary Planning Documents (SPDs) are intended to expand upon policy or provide further detail to policies in adopted Local Plan Documents. SPDs give further information to the policies contained in the Development Plan, and can cover a wide variety of issues.
- 4.24 The Council currently has three adopted SPDs: the Developer Contributions SPD, the Sustainable Design SPD (both adopted in

2011); and the Type and Affordability of Housing SPD (adopted in 2012).

- 4.25 Whilst SPD's have also been drafted to provide additional guidance to support Local Plan policies on the Historic Environment and the Natural Environment, further progress with these documents is currently a lower priority than the Local Plan Review.
- 4.26 Further SPD's are likely to be prepared following the adopted of the draft Shropshire Local Plan, in order to support its implementation.
- 4.27 Further information on Shropshire Council's SPD's can be found via: <https://www.shropshire.gov.uk/planning-policy/supplementary-planning-documents-spds/>

5 Community Infrastructure Levy

- 5.1 The Community Infrastructure Levy (CIL) is a charge on new development to help fund supporting infrastructure. The CIL process is closely related to but not part of the statutory planning framework. Statute for the CIL is provided by Community Infrastructure Levy Regulations 2010 (as amended).
- 5.2 Shropshire Council's CIL levy is based on the size, type and location of new development. A CIL liability is calculated using the Gross Internal Area of a development.
- 5.3 In order to secure the necessary infrastructure funding, Shropshire Council have an adopted Charging Schedule in place and have been implementing the CIL since 1st January 2012. The Charging Schedule sets out CIL rates per square metre of floorspace for all open market residential development only.
- 5.4 No review of the Council's CIL Charging Schedule is currently proposed, but this may be required in future in response to changes in national legislation and local viability evidence.
- 5.5 Further information on CIL can be found via: <http://shropshire.gov.uk/CIL>

Table 2: Preparation Programme

Document	2019						2020												2021												
	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Monitoring																															
Authority Monitoring Report including Local Aggregates Assessment											P											P									
5 Year Housing Land Supply Statement										P												P									
Shropshire Local Plan Review 2016 - 2038																															
Draft Local Plan		2	2	2										2	2							C 3	3	3							
Sustainability Appraisal																															
Habitats Regulations Assessment																															

Document	2022												2023												2024											
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Monitoring																																				
Authority Monitoring Report including Local Aggregates Assessment			P												P																					
5 Year Housing Land Supply Statement			P												P																					
Shropshire Local Plan Review 2016 - 2038																																				
Draft Local Plan							5						5			5						5														
Sustainability Appraisal																																				
Habitats Regulations Assessment																																				

Key:
 C Cabinet
 © Council
 ♦ Pre-Hearing Meeting (if required)
 ® Inspector's Report
 P Final Publication

Preparation Stages
 Pre-Production stage
 Production stage
 Examination

Sustainability Appraisal & Habitats Regulations Assessment
 SA refining alternatives & assessing effects
 SA Final Draft
 SA Submission Report
 Habitat Regulations assessment
 Habitat Regulations Final Report

Milestones
 0 - Start of preparation
 1 - Development of Issues & Alternative Options
 2 - Targeted Consultation on Preferred Options
 3 - Publication of Final Plan/Pre-Submission Draft
 4 - Submission to Secretary of State
 5 - Examination Hearing
 6 - Proposed Adoption

6 Risk Management

- 6.1 The Risk Management Log (Appendix 2) contains analysis of the areas of uncertainty and risk facing production of the Local Plan, with risks of a critical or significant potential impact and of a very high or high likelihood including for example: staff turnover and recruitment difficulties or receipt of large numbers of objections.
- 6.2 There are significant risks that could impact upon delivery of the Local Plan to the schedules set out within this Local Development Scheme. In order to minimise possible impacts, risk management has been embedded in the Local Plan production processes in order that risk can be evaluated and where possible eliminated. Whilst proposed responses or mitigation measures have been set out, seeking where possible to manage these risks, some areas of risk are outside the Council's control. In addition, financial pressures could curtail many of the proposed mitigation measures.
- 6.3 In conclusion, the risk assessment would suggest that the Local Plan programme remains extremely challenging. For example, where individual document production milestones are missed it could be difficult to get "back on track" without impacts on other elements of the overall programme. The most fundamental overall mitigation measure that can be made is to ensure sufficient resources are available throughout the timescale of the LDS and to build-in realistic document production timescales into this LDS at the outset.

Appendix 1: Document Profiles

Shropshire Local Plan Review 2016 - 2038	
Document Overview	
<i>Role & subject:</i>	Sets out the vision, objectives, targets and spatial strategy for the development of Shropshire together with site allocations to meet development requirements for this period and detailed development management policies.
<i>Geographical area:</i>	Shropshire
<i>Status:</i>	Statutory Local Plan document
<i>Conformity:</i>	General conformity with NPPF and NPPG
Timetable	
<i>Commence preparation</i>	June 2016
<i>Consultation on Issues & Options</i>	January 2017
<i>Targeted engagement on Preferred Options</i>	October 2017 – September 2019
<i>Publication of Pre-Submission draft Plan</i>	December 2020
<i>Submission to S of S</i>	September 2021
<i>Examination</i>	September 2021 – May 2024
<i>Inspector's Report</i>	May 2024
<i>Adoption</i>	June 2024
Arrangements for Production	
<i>Lead for production process</i>	Planning Policy & Strategy Manager
<i>Political Management arrangements</i>	Local Plan Member Group, Cabinet & Council

Shropshire Local Plan Review 2016 - 2038

<i>Resource requirements</i>	Core Planning Policy staff supported by contractors and by staff across a wide range of other council services
<i>Habitat Regulations Assessment (HRA) and Sustainability Appraisal (SA) (incorporating Strategic Environmental Assessment or SEA).</i>	HRA and combined SA incorporating SEA carried out in-house
<i>Evidence Base</i>	Resource data held by Councils, statutory bodies, consultation responses
<i>Involvement of stakeholders & the community</i>	Compliance with the published Statement of Community Involvement (SCI) and Duty to Co-operate requirements
Monitoring and Review	
<i>Monitoring requirements</i>	Monitored on an annual basis (AMR) and subject to review if the monitoring highlights a need
<i>Review timescale</i>	The document will be formally reviewed at least once every five years or linked to the implications of new evidence.

Appendix 2: Local Plan production Risk Management Log

Area of Uncertainty/Risk		Effect	Likelihood	Impact	Total Risk Score	Response / Counter Measures
1	Revision/change of LDS	<ul style="list-style-type: none"> Approval of LDS delayed. Causes slippage in overall Local Plan programme 	4	3	12 (medium)	<ul style="list-style-type: none"> Close relationship and advocacy with members and directors
2	Constrained Council financial resources – insufficient budgetary provision to adequately finance Local Plan Review project Rising Inspectorate fees are also noted	<ul style="list-style-type: none"> Work cannot be progressed to published timescales Objectives on quality compromised 	3	4	12 (medium)	<ul style="list-style-type: none"> A strong a case for setting an appropriate budget to deliver Local Plan and costs/budget kept under review. Use of funding for Service improvements. Maximise use of matrix management to draw on suitable staff resources within the Council Expand partnership working to draw upon the skills and resources within other organisations Review LDS timetables where necessary
Page 1874	Lack of in-house skills for specialised areas of policy work/background studies	<ul style="list-style-type: none"> Slow progress causing a slippage in programme Evidence base challenged or undermined Quality compromised 	4	3	12 (medium)	<ul style="list-style-type: none"> Obtain training for areas where expertise is lacking. Review the adequacy of staffing as part of annual service reviews. Expand partnership working In some cases it will be more efficient to engage consultants where specialist skills are required to short timescales and in-house development is unrealistic.
4.	Project Team required to contribute to other work priorities (eg: Planning Appeals, Infrastructure planning)	<ul style="list-style-type: none"> Diverts Team from Local Plan causing a slippage in programme. 	4	3	12 (medium)	<ul style="list-style-type: none"> Make Local Plan a Corporate Priority Identify key staff to be 'shielded' from other work Increase size of team
5.	Staff turnover and recruitment difficulties – Some staff turnover might be expected over the LDS period and this could have a considerable impact.	<ul style="list-style-type: none"> Reduced capacity causing slippage in programme or failure to prepare Local Plan 	3	4	12 (medium)	<ul style="list-style-type: none"> Take prompt action to fill vacancies with staff with the required skills Pay recruitment/ retention incentives Where recruitment difficulties are encountered, consider interim arrangements such as temporary appointments, use of agency staff or secondment of staff.

Area of Uncertainty/Risk		Effect	Likelihood	Impact	Total Risk Score	Response / Counter Measures
6.	Staff absence e.g. long term sickness, maternity leave.	<ul style="list-style-type: none"> Reduced capacity causing slippage in programme or failure to prepare Local Plan 	4	3	12 (medium)	<ul style="list-style-type: none"> Consider interim arrangements such as temporary appointments, buying in agency staff or secondment of staff. The adequacy of staffing levels will be evaluated through the monitoring of the preparation of the Local Plan.
7.	Joint working with other internal departments and / or external authorities causes delay	<ul style="list-style-type: none"> Causes a slippage in programme 	4	3	12 (medium)	<ul style="list-style-type: none"> Ensure that timescales for the Local Plan Review realistically reflect partner organisations ability to contribute to joint working Ensure commitment to milestone dates and resource allocation is obtained from relevant parties in advance in particular HE, NE and EA Consider involvement mechanisms carefully, seeking to ensure stakeholders feel engagement is worthwhile. Consider ways to help improve the ability of local stakeholders to get involved and where possible will look to achieve efficiencies by linking with Community Enablement Team processes for example.
8.	Volume of work greater than anticipated e.g. higher level of representations than expected	<ul style="list-style-type: none"> Causes slippage in programme. 	4	3	12 (medium)	<ul style="list-style-type: none"> Ensure timetable is realistic but has some flexibility built in Monitor progress against LDS Consider additional resources

Area of Uncertainty/Risk		Effect	Likelihood	Impact	Total Risk Score	Response / Counter Measures
9	Planning Inspectorate unable to meet the timescale for examination and/or reporting	<ul style="list-style-type: none"> Examination and/or report is delayed Key milestones in programme not met 	3	3	9 (medium)	<ul style="list-style-type: none"> Once the LDS is in place there is a Service Level Agreement with PINS regarding the proposed public examination dates in this Scheme. Close liaison with PINS to ensure early warning of any problems (e.g. consultation on LDS) Experience has shown that PINS delays occur post examination in the reporting phase leading to problems with decision taking and at appeal
Page 1876	Political considerations – all key Local Plan preparation steps involve Member decisions. Reports also need to be prepared around a month before the date of decision.	<ul style="list-style-type: none"> Change in membership of Local Plan Member Group Change in approach/priorities arising from new members 	2	3	6 (low)	<ul style="list-style-type: none"> lead-in-time to member decisions has been allowed for in all document timetables in this LDS Members involved in the Local Plan preparation process in order to provide ownership, leadership and commitment to future implementation It is proposed that quarterly performance against these indicators will be included in the Council's performance management framework.
11	Local Plan Review found unsound	<ul style="list-style-type: none"> Local Plan cannot be adopted without significant additional work 	2	4	8 (medium)	<ul style="list-style-type: none"> Ensure Local Plan is sound, founded on a robust evidence base with sustainability appraisal and well audited community and stakeholder engagement Keep in view best practice elsewhere. Obtain training for areas where expertise is lacking.
12	Legal Challenge on procedural grounds	<ul style="list-style-type: none"> Adopted Local Plan quashed Additional workload 	2	4	8 (medium)	<ul style="list-style-type: none"> Ensure all relevant regulatory procedures are complied with

Area of Uncertainty/Risk		Effect	Likelihood	Impact	Total Risk Score	Response / Counter Measures
13	National planning policy changes	<ul style="list-style-type: none"> • Uncertainty & delay • Need to revise scope, content or timetable for review 	3	3	9 (medium)	<ul style="list-style-type: none"> • Officer level / political engagement with CLG; • Careful project design and management, including particularly the measures identified under 2-8 above.

Risk Definition Guidance

Risk Matrix

Risk Impact	5					
	4					
	3					
	2					
	1					
		1	2	3	4	5
RISK LIKELIHOOD						

15 - 25	High	Immediate Senior Management action
8 - 12	Medium	Manage closely at Directorate level
4 - 6	Low	Continue to manage at Manager level
1 - 4	Very Low	Continue to manage at Service level

Likelihood Definitions

Score	Likelihood	Definitions (replacing all previous)
1	Rare/ Highly Unlikely	It is unlikely that the event will occur
2	Possible	It is likely that this event will occur but not within the next year
3	Likely	There is a fair chance (50:50) that this event will occur within the next year
4	Almost Certain	The event will almost certainly occur within the next six months
5	Certain	The event has occurred or will almost certainly occur within the next three months

Impact Definitions

Score	Impact	Definitions (replacing all previous)
1	Negligible	<ul style="list-style-type: none"> • Day to day operational problems • Budgetary issues that can be resolved within Service
2	Minor	<ul style="list-style-type: none"> • Manageable disruption to services • Noticeable internal impact, but the Service would remain on course to achieve priorities • Budgetary issues that can be resolved within Service Management Team • Localised reputational damage • Isolated complaints • Minor Injury to employees or those in the Council's care

Score	Impact	Definitions (replacing all previous)
3	Significant	<ul style="list-style-type: none"> • Significant loss, delay or interruption to services • Disruption to one critical Council Service for more than 48hrs • Non-delivery of corporate and service plan objectives • Significant stakeholder concern • Attracting short term media attention and potential for litigation/ prosecution from legislative or regulatory bodies • Long term regional damage to reputation • Budgetary issues that can be resolved at Directorate level. • Serious Injury to employees or those in the Council's care • Significant complaints
4	Major	<ul style="list-style-type: none"> • Widespread medium to long term impact on operational efficiency, performance and reputation. • Major disruption to Council's critical services for more than 48hrs (e.g. major ICT failure) • Breach of legal or contractual obligation attracting medium-term attention of legislative or regulatory bodies. • Adverse coverage in National Press/Front page news locally • Budgetary issues that can only be resolved by Section 151 Officer / Chief Executive / Members • Serious Injury to employees or those in the Council's care
5	Critical	<ul style="list-style-type: none"> • Potential to threaten the existence of a service/s • Death of employees or those in the Council's care • Inability to function effectively, Council-wide • Service delivery has to be taken over by Central Government • Front page news story in National Press • Serious breach of legal or contractual obligation resulting in National impact with rapid intervention of legislative or regulatory bodies. • Extensive adverse media interest. • Budgetary intervention at national level

Shropshire Council

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Updated Schedule of Proposed Main Modifications

June 2023



Main Modification Reference	Page Number	Policy / Paragraph (within the Submission Draft Shropshire Local Plan)	Modified text: deleted text shown as struck through additional text shown as <u>bold and underlined</u> and explanations provided within <i>Italics</i>	Reasons for Modification	Source(s) of Modification(s)																										
MM001	Page 1	Contents	SP4. Sustainable Development..... 25	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings																										
MM002	Page 1	Contents	SP12. Shropshire Economic Growth Strategy..... 53	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings																										
MM003	Page 5	Contents	7. Strategic Site Policy 307 S21. Strategic Site: RAF Cosford 307	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings																										
MM004	Page 13	Policy SP2 Paragraph 2	2. Over the plan period from 2016 to 2038, around a minimum of 30,800 new dwellings and around a minimum of 300 hectares of employment land will be delivered, of which 1,500 dwellings and 30ha of employment land are to contribute to unmet needs forecast to arise within the Black Country. This <u>housing and employment land requirements</u> equates to around 1,400 dwellings and around 14ha of employment land per annum. 3. This Local Plan ensures that sufficient land in the right locations is available to achieve these growth aspirations, <u>including sites that already benefit from planning permission or prior approval, sites allocated for development within the SAMDev Plan as documented within Appendix 2 of this Local Plan (referred to as 'saved' allocations), sites allocated for development within Settlement Policies S1-S20 of this Local Plan, and appropriate windfall sites that are consistent with the requirements of the Local Plan.</u> However, the availability of land will be kept under review to ensure a continuous supply of suitable sites is available.	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings																										
MM005	Page 13	Policy SP2 Paragraph 5 (d)	RAF Cosford Strategic Site will form a centre of excellence for aviation and engineering, meet military personnel accommodation needs and support the aspirations of the Ministry of Defence, the RAF Museum and the Midlands Air Ambulance Charity.	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings																										
Page 1882 MM006	Page 14	Policy SP2 Explanation Schedule SP2.1	<table border="1"> <thead> <tr> <th>Schedule SP2.1: Urban Locations</th> </tr> </thead> <tbody> <tr> <td>Strategic Centre</td> </tr> <tr> <td>Shrewsbury</td> </tr> <tr> <td>Principal Centres</td> </tr> <tr> <td>Bridgnorth</td> </tr> <tr> <td>Ludlow</td> </tr> <tr> <td>Market Drayton</td> </tr> <tr> <td>Oswestry</td> </tr> <tr> <td>Whitchurch</td> </tr> <tr> <td>Key Centres</td> </tr> <tr> <td>Albrighton</td> </tr> <tr> <td>Bishop's Castle</td> </tr> <tr> <td>Broseley</td> </tr> <tr> <td>Church Stretton</td> </tr> <tr> <td>Cleobury Mortimer</td> </tr> <tr> <td>Craven Arms</td> </tr> <tr> <td>Ellesmere</td> </tr> <tr> <td>Highley</td> </tr> <tr> <td>Much Wenlock</td> </tr> <tr> <td>Shifnal</td> </tr> <tr> <td>Wem</td> </tr> <tr> <td>Strategic Settlements</td> </tr> <tr> <td>Clive Barracks, Tern Hill</td> </tr> <tr> <td>Former Ironbridge Power Station</td> </tr> <tr> <td>Strategic Site</td> </tr> <tr> <td>RAF Cosford</td> </tr> </tbody> </table>	Schedule SP2.1: Urban Locations	Strategic Centre	Shrewsbury	Principal Centres	Bridgnorth	Ludlow	Market Drayton	Oswestry	Whitchurch	Key Centres	Albrighton	Bishop's Castle	Broseley	Church Stretton	Cleobury Mortimer	Craven Arms	Ellesmere	Highley	Much Wenlock	Shifnal	Wem	Strategic Settlements	Clive Barracks, Tern Hill	Former Ironbridge Power Station	Strategic Site	RAF Cosford	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
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MM007	Page 17	Policy SP2 Explanation Paragraph 3.6	The housing requirement for Shropshire of around a minimum of <u>around a minimum of</u> 30,800 dwellings over the plan period from 2016 to 2038 will meet housing need and support the long-term sustainability of the County. It also provides some flexibility to respond to changes to LHN over the plan period and an opportunity to: a. Respond positively to specific sustainable development opportunities; b. Increase the delivery of family and affordable housing to meet the needs of local communities and support new families coming into Shropshire; c. Support the delivery of specialist housing for older people, people with disabilities and the needs of other groups within the community; d. Support the diversification of our labour force; and e. Support wider aspirations, including increased economic growth and productivity.	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM008	Page 15	Policy SP2 Explanation Paragraph 3.7	Effective and on-going joint working between strategic policy-making authorities is an important part of plan-making and delivered through the Duty to Cooperate. With this in mind, and further to discussions with the Black Country Authorities as part of their ongoing plan making process, Shropshire's housing requirement of around a minimum of <u>around a minimum of</u> 30,800 dwellings incorporates 1,500 dwellings to support the housing needs of the emerging Black Country Plan, where evidence indicates housing delivery opportunities are constrained. This reflects a positive approach to cross boundary cooperation and responds to the functional relationship between the two areas. This cross-boundary housing need will be accommodated through the distribution of growth outlined in this policy and delivered through policies S1-S2 <u>04</u> of this Local Plan.	Responds to Planning Inspectors Interim Findings Clarification Reflecting the cessation of the Joint Black Country Local Plan	Responds to Planning Inspectors Interim Findings and Shropshire Council
MM009	Page 15	Policy SP2 Explanation Paragraph 3.17	To achieve the aspirations in the Economic Growth Strategy for Shropshire, it is important to encourage appropriately located and high-quality new employment development which contributes to making Shropshire more productive, prosperous and sustainable. The employment requirement for Shropshire of around a minimum of <u>around a minimum of</u> 300ha of employment land over the plan period from 2016 to 2038 seeks to implement the aspirations of the Economic Growth Strategy for Shropshire and provide a sufficient scale of employment land to deliver enough jobs to achieve a sustainable balance with the housing requirement.	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM010	Page 19	Policy SP2 Explanation Paragraph 3.18	As already stated, effective and on-going joint working between strategic policy-making authorities is an important part of plan-making and delivered through the Duty to Cooperate. With this in mind, and further to discussions with the Black Country Authorities as part of their ongoing plan making process, Shropshire's employment requirement of around a minimum of <u>around a minimum of</u> 300ha of employment land incorporates up to <u>up to</u> 30ha of employment land to support the employment needs of the emerging Black Country Plan, where evidence indicates employment delivery opportunities are constrained. This again reflects a positive approach to cross boundary cooperation and responds to the functional relationship between the two areas. This cross-boundary employment land need will be accommodated through the distribution of growth outlined in this policy and delivered through policies S1-S2 <u>04</u> of this Local Plan.	Responds to Planning Inspectors Interim Findings Clarification Reflecting the cessation of the Joint Black Country Local Plan	Responds to Planning Inspectors Interim Findings Shropshire Council
MM011	Page 20	Policy SP2 Explanation Paragraph 3.26	Figure SP2.1 shows the location of the Strategic, Principal and Key Centres, the Strategic Settlements, the Strategic Site, Community Hubs and Community Clusters.	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM012	Page 22	Policy SP3 Paragraph 2 (b)	Promoting the productive use of renewable and low carbon energy sources in business in line with the objectives of SP12 <u>SP13</u> .	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM013	Page 22	Policy SP3 Paragraph 4 (a)	<u>Minimising flood risk by avoiding inappropriate development in areas at highest risk of flooding and by</u> integrating design standards and sustainable drainage systems (SuDS) to manage flood risk associated with more extreme weather events;	Clarification	Shropshire Council A0347
MM014	Page 23	Policy SP3 Paragraph 4 (d)	Integrating water efficiency measures <u>(in accordance with Policy DP20)</u> to mitigate the impact of drought and reduce resource and associated energy consumption	Clarification	Shropshire Council A0347
MM015	Page 25	Policy SP4	<u>SP4. Sustainable Development</u> 1. Shropshire Council takes a positive approach to considering development proposals, reflecting the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). Where appropriate, Shropshire Council will work proactively with applicants to jointly find solutions which mean that proposals can be approved wherever possible. 2. Planning law requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. Planning applications that accord with the policies in the development plan (including, where relevant, with policies in Neighbourhood Plans) will be approved without delay, unless material considerations indicate otherwise. Proposed development that conflicts with the development plan will be refused, unless other material considerations indicate otherwise. 3. Where there are no policies relevant to a planning application or the policies which are most important to determining the application are out of date at the time of making the decision, then planning permission will be granted unless material considerations indicate otherwise – taking into account whether: a. The application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or b. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.	Delete Policy Agreed during the Stage 1 Hearing Sessions and responds to Planning Inspectors Interim Findings	Agreed during the Stage 1 Hearing Sessions and responds to Planning Inspectors Interim Findings

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MM016	Page 25	Policy SP4 Explanation	<p>Explanation</p> <p>3.32. Government has placed a presumption in favour of sustainable development at the heart of its approach to planning, this presumption is articulated in the National Planning Policy Framework (NPPF) (2019).</p> <p>3.33. This policy aims to ensure that decisions in Shropshire are taken in line with this presumption. It will also help to achieve the core objectives of this Local Plan.</p>	Delete Policy Explanation Agreed during the Stage 1 Hearing Sessions and responds to Planning Inspectors Interim Findings	Agreed during the Stage 1 Hearing Sessions and responds to Planning Inspectors Interim Findings
MM017	Page 26	Policy SP5 Paragraph 2	Development must maintain and enhance the character, appearance and historic interests of settlements, streetscenes, groups of buildings, individual buildings and the landscape and, reinforce the hierarchy of networks and spaces in accordance with national planning policy <u>and national design guidance</u> , and the design principles set out in the West Midlands Design Charter <u>and any local design codes</u> .	Agreed during the Stage 1 Hearing Sessions and responds to Planning Inspectors Interim Findings	Agreed during the Stage 1 Hearing Sessions and responds to Planning Inspectors Interim Findings
MM018	Page 27	Policy SP5 Explanation Paragraph 3.38	Community-led plans <u>(including Neighbourhood Plans, Town/Parish Plans and Village Design Statements)</u> can also provide information on locally distinctive design factors, which should be considered in the context of this Policy.	Clarification	Shropshire Council A0627, A0122 and A0488
MM019	Page 29	Policy SP6 Paragraph 5a	Supporting the maintenance, <u>improvement</u> and delivery of health facilities to serve an expanded population, particularly in the growth areas of the Strategic Centre of Shrewsbury, Shropshire's network of Principal and Key Centres, Community Hubs and Community Clusters; and	Agreed during the Stage 1 Hearing Sessions and responds to Planning Inspectors Interim Findings	Agreed during the Stage 1 Hearing Sessions and responds to Planning Inspectors Interim Findings
MM020	Page 29	Policy SP6 Paragraph 10	Where it involves major development proposals, be accompanied by a proportionate Health Impact Assessment <u>screening</u> , detailing how they respond to the above contributors to health and well-being, including details of ongoing management or mitigation of issues where necessary. <u>Where this Health Impact Assessment screening concludes that there is a potential significant effect on any of the health and well-being considerations individually or collectively, then a full Health Impact Assessment must be undertaken.</u>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings

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MM021	Page 31	Policy SP6 Explanation New paragraphs after paragraph 3.45	<p><u>The Shropshire Strategic Infrastructure and Investment Plan includes a list of critical infrastructure needs to support development, including critical health facilities and other critical health infrastructure.</u> <u>Health Impact Assessments, including Health Impact Assessment screening and full Health Impact Assessments perform an important role in ensuring that a new development is sustainable and positively contributes to the long-term sustainability of individuals, communities and places. A Health Impact Assessment screening is a way of determining whether a full Health Impact Assessment is required. Health Impact Assessment screening is a high-level consideration of the potential impacts on the health and well-being of individuals, communities and places (within and neighbouring the site) arising from the construction of the development and the development itself, both in isolation and cumulatively. A Health Impact Assessment beginning with the screening process is required for all major development in Shropshire. In this context, major development consists of residential developments of 10 or more new dwellings, or developments with 1,000m2 or more of additional commercial or visitor floorspace.</u> <u>The Health Impact Assessment screening, and any resulting full Health Impact Assessment must be proportionate to the development proposal, robust and responsive to the wider requirements of this policy and other relevant policies of the Local Plan.</u> <u>A Health Impact Assessment screening template is available on the Shropshire Council website⁽⁵⁾. The Public Health England Guidance: Health Impact Assessment in Spatial Planning: A Guide for Local Authority Public Health and Planning Teams (2020)⁽⁶⁾ provides a useful guide on undertaking Health Impact Assessment screening.</u> <u>The purpose of a Health Impact Assessment screening is to identify whether there is any potential for significant negative health and well-being affects, having due regard to the requirements of this policy. Where it is concluded that there is a potential significant negative effect, then a full Health Impact Assessment must be undertaken.</u> <u>Importantly, a Health Impact Assessment screening also provides opportunities to identify and enhance any significant positive health and well-being affects associated with a proposed development on individuals, communities and places.</u> <u>The pre-application process offered by Shropshire Council is an ideal mechanism to discuss the outcomes of a Health Impact Assessment screening and reach agreement about whether there is a need for a full Health Impact Assessment.</u> <u>A full Health Impact Assessment is a systematic and comprehensive assessment of the potential impacts on the health and well-being (including social, psychological and physical health and well-being) of individuals, communities and places (within and neighbouring the site) arising from the construction of the development and the development itself, both in isolation and cumulatively.</u></p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM022	Page 31	Policy SP6 Explanation New paragraphs after paragraph 3.45 (continued)	<p><u>A full Health Impact Assessment is an important tool for determining whether development proposals are likely to have a significant effect on health and well-being. In this way, it can be used to inform the reduction and mitigation of any adverse effects and maximise positive effects on health and well-being.</u> <u>A full Health Impact Assessment is only required in circumstances where it is concluded that there is a potential significant negative effect through the screening process, or one is required under other policy or legislative requirements. Where a full Health Impact Assessment is required, the methodology utilised should be robust and responsive to the wider requirements of this policy and other relevant policies of the Local Plan.</u> <u>A full Health Impact Assessment template is available on the Shropshire Council website⁽⁵⁾. The Public Health England Guidance: Health Impact Assessment in Spatial Planning: A Guide for Local Authority Public Health and Planning Teams (2020) provides a useful guide on undertaking full Health Impact Assessments.</u> <u>Where a full Health Impact Assessment concludes that development has a significant negative effect on health and well-being, Shropshire Council may require applicants to provide for the reduction and/or mitigation of such effects through planning conditions and/or financial/other contributions secured via planning obligations and/or the Council's CIL Charging Schedule.</u> <u>Conversely, where a full Health Impact Assessment concludes that development has a significant positive effect on health and well-being, Shropshire Council may require applicants to provide for the provision of such effects through planning conditions and/or financial/other contributions secured via planning obligations.</u> <u>Ultimately the full Health Impact Assessment will inform the Planning Application decision making process.</u></p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM023	Page 31	Policy SP6 Explanation New footnotes	<p>⁵Shropshire Council, (2023), Planning Policy Website: https://www.shropshire.gov.uk/planning-policy/implementation-and-place-planning/ ⁶Public Health England (2020), Health Impact Assessment in Spatial Planning: A Guide for Local Authority Public Health and Planning Teams, https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/929230/HIA_in_Planning_Guide_Sept2020.pdf</p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings

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MM024	Page 32	Policy SP7 Explanation Paragraph 3.47	Delivery of the Shropshire wide housing requirement of around a minimum of <u>30,800 dwellings</u> between 2016 and 2038 is essential for the long-term prosperity of Shropshire. The settlement and strategic settlement policies covered in Policies S1-S20 indicate how the residential development guidelines are to be met, through combinations of Local Plan allocations, 'saved' SAMDev Plan allocations, completions already achieved since the start of the Local Plan period, existing commitments, appropriate windfall development, affordable and cross-subsidy exception schemes, entry level and single plot exception schemes.	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM025	Page 32	Policy SP7 Explanation Paragraph 3.48	Both the NPPF and Policy SP4 of the Local Plan identify <u>identifies</u> the <u>circumstances where there is a</u> need to apply the presumption in favour of sustainable development, <u>whilst also emphasising</u> This emphasises the statutory status of the development plan as the starting point for taking decisions. The NPPF and NPPG also emphasise the importance of ensuring housing delivery, expressed through the Housing Delivery Test, as well as requiring that plans remain flexible and adaptable to changing circumstances. Policy SP7 is designed to address these issues in a positive manner, whilst retaining the importance of the plan-led approach to development.	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM026	Page 39	Policy SP10 Paragraph 1	1. The management of development in the countryside will reflect the Plan's urban focused development strategy which seeks to direct the majority of new development to the Strategic, Principal and Key Centres and new Strategic Settlements. <u>This policy does not apply to sites in the countryside that are allocated for development in this Plan or any other adopted Development Plan.</u> Within the rural area, the Plan identifies Community Hubs and Community Clusters as the focus for new development, whilst also supporting new affordable housing provision for evidenced local needs and fostering appropriate rural employment opportunities, subject to the further controls over development that apply to the Green Belt, the AONB and other designated areas.	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM027	Page 39	Policy SP10 Paragraph 2	Employment, business, operational defence, renewable energy, and <u>community and infrastructure</u> development in the countryside will be considered against national policy and the criteria in other relevant policies of this Local Plan which together recognise the need for flexibility in delivering development to support and meet economic, community and associated needs whilst ensuring that development does not result in unacceptable adverse impacts.	Clarification	Shropshire Council A0671
Page 188 MM028	Page 42	Policy SP10 Explanation Paragraph 3.75 and subsequent new paragraph	The policy reflects the Local Plan's overall approach of focusing growth in strategically agreed –locations (as identified and set out in Strategic Approach Policy SP2) whilst supporting rural communities by enabling some controlled development to maintain local sustainability. <u>For policy purposes 'Countryside' consists of the wider rural area located outside of settlement development boundaries identified on the Policies Map or within a Neighbourhood Plan, which has either not been specifically allocated for development or which constitutes a suitable location for development within the context of a Community Cluster, as defined within Policy SP9. It can be noted, as set out in Policy SP11, that the villages of Beckbury, Claverley and Worfield are inset within the Green Belt but function as countryside.</u> Although identified Community Hubs and Community Clusters provide the main opportunities for the delivery of local housing and employment opportunities and the foci for sustainable development in rural areas, this policy clarifies what types of development are appropriate in the countryside beyond these settlements. In particular the policy considers requirements for: affordable and specialist housing needs; rural land uses and employment opportunities and tourism and community infrastructure. It considers how beneficial development can be achieved which, together with other Local Plan policies, optimises opportunities to re-use land and buildings, conserves the natural and historic environment, considers climate change and is sympathetic to local character and landscape setting whilst supporting economic and community needs. This recognises the countryside as a 'living-working' environment, where appropriate development to facilitate its various functions and the wider sustainability of rural communities will be needed.	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM029	Pages 46-47	Policy SP10 Explanation Paragraph 3.80	The changing needs and effects of agricultural and other related businesses in the countryside are a particular local issue, in particular the impacts of large-scale agricultural buildings. General sustainable design criteria and development management considerations are as relevant to this type of development as other proposals in the countryside and the Plan seeks to balance the needs of the countryside as a working environment with its role as a place to live and enjoy. The policy defines the primary considerations that will be taken into account in considering agricultural development proposals which require planning consent. Additional criteria set out in other relevant policy such as: SP5 (High Quality Design); Policy DP17 (Landscape and Visual Amenity), DP18 (Pollution and public amenity), DP19 (Water Resources and quality), Policy DP23 (Historic Environment); SP4 (Sustainable Design); DP12 (The Natural Environment) and DP24 (Shropshire Hills Area of Outstanding Natural Beauty) which highlights special requirements in the Shropshire Hills AONB, will also be taken into account in considering applications. It should be noted that where appropriate, planning conditions will be attached to a permission to control the quality of the development and to ensure the scheme incorporates appropriate agreed mitigation measures such as coloured external cladding, landscaping and waste management.	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM030	Page 48	Policy SP11 Paragraph 2	Land within the development boundaries for the settlements of: Albrighton, Alveley, Bridgnorth (which is enclosed on its eastern side by Green Belt) and Shifnal; the Strategic Site at RAF Cosford; and the Industrial Estates at: Alveley and Stanmore is excluded from the Green Belt. The villages of Beckbury, Claverley and Worfield are also inset in the Green Belt but function as countryside, as such Policy SP10 (Countryside) applies. Safeguarded land, being land removed from the Green Belt for future development needs beyond the current Local Plan period, is shown on the Policies Map.	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM031	Page 48	Policy SP11 Paragraph 6	Proposals for limited affordable housing to meet a proven local affordable housing need that is demonstrated through an up-to-date and robust local housing needs survey, in the locations identified in <u>accordance with</u> Policy DP4 (Affordable Exception Sites) and DP6 (Single Plot Exception Sites), which meet the other requirements of Affordable Housing Policies DP3, DP4 and DP6 and other relevant Local Plan policies will be supported.	Clarification	Shropshire Council

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MM032	Pages 48-49	Policy SP11 Paragraph 7	<p>RAF Cosford is a strategic site inset within the Green Belt to facilitate defence and charity operational and development needs. Future additional development at this strategic site would be expected to take place within the area of land inset within the Green Belt unless it is one of the exceptions to inappropriate development within the Green Belt identified within national policy or very special circumstances can be demonstrated.</p> <p><u>RAF Cosford is the most extensive, developed site within the Shropshire Green Belt. Providing for defence, charitable and other activities, this major developed area consists of predominantly developed brownfield elements with an associated mainly undeveloped airfield – the entirety of the site is located within and ‘washed over’ by Green Belt. The extent of the RAF Cosford major developed site and location of the associated airfield are identified on the Policies Map.</u></p> <p><u>a. Additional development to facilitate the enhancement and intensification of defence and charitable activities will need to demonstrate either very special circumstances, or that proposals do not constitute inappropriate development within the Green Belt and do not otherwise conflict with the purposes of the Green Belt.</u></p> <p><u>b. When determining if very special circumstances exist within the extent of the RAF Cosford major developed site, positive consideration will be given to the site’s predominantly brownfield nature and any contribution proposals make to the long-term sustainability of the complementary uses of the site.</u></p> <p><u>c. The undeveloped area between the RAF Cosford major developed site and nearby Albrighton is important, forming a strategic gap that must be retained. Specific consideration will be given to whether development proposals undermine the locally important role of the Green Belt in this location.</u></p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings																																																																												
MM033	Pages 50-51	Policy SP11 Explanation Paragraph 3.100	<p>Subsequent to this review the Local Plan has identified areas of land for release from the Green Belt at Albrighton, Alveley, Cosford, Shifnal and Stanmore (Bridgnorth) as shown in the table below, discussed further under the relevant settlement policies and shown on the Policies Map. Green Belt release includes: 50.4 ha land specifically released for employment purposes, with 11.4 ha of land at Stanmore and 39.0 ha at Shifnal; 1.4 ha solely for housing and a 2.4 ha mixed use <u>site</u> incorporating housing at Alveley; the RAF Cosford Strategic Site of around 214.2 ha for military and charity operational and development needs; and a total of some <u>105.9</u> 146.3 ha of safeguarded land with 19.9 ha at Albrighton, 3.6 ha at Alveley and <u>82.4</u> 92.8 ha at Shifnal <u>(to complement the 10.4 ha of safeguarded land that exists at Shifnal and is not proposed to be allocated within this Local Plan).</u></p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings																																																																												
Page 1887			<p>Table SP11.1: Green Belt Release by Location and Type</p> <table border="1"> <thead> <tr> <th>Location</th> <th>Housing (ha)</th> <th>Mixed Use (ha)</th> <th>Employment (ha)</th> <th>Strategic Site (ha)</th> <th>Safeguarded Land (ha)</th> <th>Total (ha)</th> </tr> </thead> <tbody> <tr> <td>Albrighton</td> <td>-</td> <td>-</td> <td>-</td> <td>-</td> <td>19.9</td> <td>19.9</td> </tr> <tr> <td>Alveley</td> <td>1.4</td> <td>2.4</td> <td>-</td> <td>-</td> <td>3.6</td> <td>7.4</td> </tr> <tr> <td>RAF Cosford Strategic Site</td> <td>-</td> <td>-</td> <td>-</td> <td>214.2</td> <td>-</td> <td>214.2</td> </tr> <tr> <td>Shifnal</td> <td>-</td> <td>-</td> <td>39.0</td> <td>-</td> <td>92.8</td> <td>131.8</td> </tr> <tr> <td>Stanmore (Bridgnorth)</td> <td>-</td> <td>-</td> <td>11.4</td> <td>-</td> <td>-</td> <td>11.4</td> </tr> <tr> <td>Total</td> <td>1.4</td> <td>2.4</td> <td>50.4</td> <td>214.2</td> <td>116.3</td> <td>384.7</td> </tr> </tbody> </table>	Location	Housing (ha)	Mixed Use (ha)	Employment (ha)	Strategic Site (ha)	Safeguarded Land (ha)	Total (ha)	Albrighton	-	-	-	-	19.9	19.9	Alveley	1.4	2.4	-	-	3.6	7.4	RAF Cosford Strategic Site	-	-	-	214.2	-	214.2	Shifnal	-	-	39.0	-	92.8	131.8	Stanmore (Bridgnorth)	-	-	11.4	-	-	11.4	Total	1.4	2.4	50.4	214.2	116.3	384.7																													
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MM035	Page 52	Policy SP11 Explanation Paragraph 3.107 and subsequent new paragraphs	<p>For the purpose of this policy, RAF Cosford consists of the Ministry of Defence (MoD) facility, the RAF Museum and the Midlands Air Ambulance headquarters. has been identified as a strategic site inset within the Green Belt. Local Plan Policy S21 sets out the proposals for the site and relevant considerations. It is a predominantly brownfield site located entirely within and 'washed over' by the Green Belt. The site is occupied by a range of organisations, including the MOD forming a major part of their Defence College of Technical Training (DCTT), RAF Museum Cosford and the Midland Air Ambulance Charity. These complementary uses benefit from their co-location. Recognising the importance of this site to its occupiers, the significant built form present on the site, the aspirations of many of the sites occupiers, and the role the site plays in providing existing and facilitating future employment opportunities in the east of the County; RAF Cosford is identified as a major developed site within the Green Belt, with an associated airfield. The extent of the RAF Cosford major developed site and the location of the associated airfield are identified on the Policies Map.</p> <p><u>Known growth plans and aspirations for the site include the enhancement and intensification of facilities to support consolidation of DCTT activities, potential wider MOD activities, aspirations for the growth of RAF Museum Cosford, and the ongoing construction of the new headquarters for the Midlands Air Ambulance Charity.</u></p> <p><u>Additional development to facilitate these growth plans and other opportunities to enhance or intensify defence and charitable activities on the site will need to demonstrate either very special circumstances, or that proposals do not constitute inappropriate development within the Green Belt and do not otherwise conflict with the purposes of the Green Belt.</u></p> <p><u>In determining whether very special circumstances exist within the extent of the RAF Cosford major developed site, positive consideration will be given to the sites predominantly brownfield nature and any contribution proposals make to the long-term sustainability of the complementary uses of the site.</u></p> <p><u>The existing airfield, as a predominantly undeveloped part of the site, is excluded from the identified major developed area. This area is likely to be more vulnerable to the impact of development on the openness of the Green Belt.</u></p> <p><u>Beyond the extent of the major developed site, any development proposals would also need to demonstrate either very special circumstances, or that proposals do not constitute inappropriate development within the Green Belt and do not otherwise conflict with the purposes of the Green Belt. However, the strategic gap between the RAF Cosford major developed site and Albrighton will be retained.</u></p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM036	Pages 53-54	Policy SP12	<p>SP12. Shropshire Economic Growth Strategy—</p> <p>1. Shropshire will be the best place to do business and invest. The County will promote its economic potential by positively supporting enterprise, developing and diversifying the local economy, targeting growing and under-represented sectors and by using its high-quality assets and special environment. It will increase its productivity by improving digital and transport connectivity, making productive use of low carbon energy sources, meeting skills needs, and by using the benefits of its local talent and business expertise.</p> <p>2. The spatial strategy to achieve these objectives is to deliver sustainable economic growth and investment in our strategic and principal settlements, strategic corridors, new strategic settlements and sites and appropriate rural locations. This will take into account the special considerations in the Green Belt, Area of Outstanding Natural Beauty and the need to protect and improve areas of higher landscape value and the natural and historic environment.</p> <p>3. Economic growth and investment will be supported in:</p> <p>a. Shrewsbury to develop its role as the County Town and Strategic Centre;</p> <p>b. The Principal Centres and Key Centres as the key employment and service centres;</p> <p>c. The 'Strategic Corridors' and 'Strategic Settlements' identified in the Plan;</p> <p>d. Community Hubs on saved allocations or windfall development on established employment areas or suitable sites or buildings for small scale employment generating uses; and</p> <p>e. Community Clusters and the Countryside through windfall development where the location, scale, land use and impacts of the proposals will conform with the existing land uses, settlement form and environmental qualities in accordance with relevant Policies of the Local Plan.</p> <p>4. Economic development proposals will be supported that deliver employment through:</p> <p>a. Provision of serviced land and buildings for the types of employment generating uses identified in SP13;</p> <p>b. Provision of additional floorspace for expansion of existing businesses;</p> <p>c. Provision of opportunities and facilities for mobile/agile/home working;</p> <p>d. Existing businesses that relocate into and / or expand in the County especially those within Shropshire's key business sectors and clusters;</p> <p>e. New businesses that start in the County or which seek to invest and grow; and</p> <p>f. Rural economic enterprises through:</p> <p>i. Agriculture, horticulture, forestry, food production and processing, rural diversification, tourism and leisure; and</p> <p>ii. Opportunities created by improving digital connectivity for home working or to re-use previously developed land, appropriate rural buildings or to replace suitably located rural buildings for small scale economic development / employment generating uses subject to policies SP8, SP9, SP10, SP14 and DP24.</p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings

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MM037	Pages 53-54	Policy SP12 (continued)	<p>5. The delivery of employment will be supported by investment in:-</p> <p>a. Housing of the right type, quality, tenure and affordability that will support the move towards increased home/agile working, in the right locations with jobs, services, facilities and leisure to make Shropshire a good place to live, work and play;</p> <p>b. Renewable and low carbon energy generation including decentralised energy sources and to promote the productive use of this energy by businesses to reduce energy costs and increase energy 'independence' in the local economy;</p> <p>c. Digital connectivity to broadband, mobile and fixed wireless networks to improve the links between businesses, their employees and their customers and suppliers;</p> <p>d. Education, training, apprenticeships and centres of excellence to provide the skills needed by existing companies, and our future business activities;</p> <p>e. Transport and utilities infrastructure and the adoption of new and more sustainable transport options to improve accessibility in Shropshire, remove capacity constraints to future business investments and to contribute to climate management objectives; and</p> <p>f. Public services and assets, culture, leisure, not gains in the natural environment and heritage led regeneration to continue to shape the County and to attract people and businesses to locate in Shropshire.</p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM038	Pages 54-56	Policy SP12 Explanation	<p>Explanation</p> <p>3.109. Shropshire set out its economic growth vision in the Shropshire Economic Growth Strategy 2017 to 2021 that seeks "To be the best place to do business and invest, renowned for its pool of local talent and expertise. We will strive to maximise our economic potential and increase productivity by fully utilising the benefits of our special environment and high quality assets".</p> <p>3.110. The strategy of the Local Plan is to achieve an urban focus to development. The primary focus for employment investment is Shrewsbury, and the Principal and Key Centres of the County with their employment land offer, housing, services and accessibility. Creating a sustainable pattern of development will mean that employment development should be directed to Shrewsbury, our Principal Centres and our Key Centres. A portfolio of employment sites has been identified to provide a range and choice of sites to meet the requirements of the development strategies for these settlements.</p> <p>3.111. Shropshire and The Marches have a number of business sectors and clusters that are performing well with extremely successful companies operating in and around the County. Our strategy for these sectors is to work with companies investing in these enterprises and to support their growth in the competitive national and international economy. It will be important to ensure these companies find the locations and expansion opportunities they seek and can invest in the following activities:</p> <p>a. Advanced manufacturing including engineering, agri-food, and agri-tech;</p> <p>b. Visitor economy and heritage based businesses;</p> <p>c. Environmental sciences and technologies;</p> <p>d. Creative and digital industries;</p> <p>e. Food and drink processing; and</p> <p>f. Health and social care.</p> <p>3.112 The support for Shropshire's key business sectors and clusters must be balanced with the need to protect Shropshire's natural and historic environment and to achieve climate management objectives, by ensuring that development is properly located, will respect the character of the locality and will enable businesses and their employees to both increase their productivity and to reduce their carbon footprint.</p> <p>3.113. A key element of this aim is to move towards a 'zero-carbon' economy by encouraging greater use of renewable and 'low carbon energy sources' (i.e. wind, solar, hydro, biomass or nuclear energy) as an economic opportunity. This has the potential to offer lower energy costs and energy 'independence' provided by decentralised energy generation. This economic opportunity may translate into lower production costs, greater 'added value' and a stronger asset base where the business owns or has a stake in decentralised energy generation technologies. This will assist the Shropshire economy by translating cleaner and greener energy usage into improved productivity and greater resilience of businesses to withstand changes in our economic circumstances.</p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings

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MM039	Pages 54-56	Policy SP12 Explanation (continued)	<p>3.114 The Shropshire economy is fuelled by the creation and growth of small to medium sized companies. This reflects a capacity for entrepreneurship and the creation of significant numbers of new businesses. Shropshire Council actively supports new business formation, identifying companies with growth potential that can increase their output and employee numbers. The Council wishes to support the development needs of new businesses and to provide opportunities for companies to continue to grow in size, expand their physical operations where this is necessary or to relocate within the County.</p> <p>3.115 A key element of entrepreneurship is the capacity to build a business from concept and prove its effective operation. This requires support for appropriate home based enterprises and the appropriate use of residential properties or rural buildings for home working supported by the development of business hubs to deliver support services for these growing businesses.</p> <p>3.116 The Council also supports the business and environmental benefits to be obtained from mobile / agile / home working for employees of businesses that still maintain fixed business premises. This change in working patterns will influence our travel behaviour in favour of many more sustainable choices over the need to travel, the type of transport mode, the type of energy used and the basis on which future travel and transport services may be provided. It is recognised that this will require investment to deliver more and new infrastructure both for fixed and mobile electronic communications and for travel and transport to firstly, remove the need to travel for work, goods and services as well as for leisure and social interaction and secondly, to change the ways in which we travel and how we may access transport services.</p> <p>3.117 To facilitate sustainable economic growth, a 'step change' is needed in Shropshire's economic productivity because the County has the potential to do more and to do it better. Shropshire Council is focused and committed to achieving maximum economic productivity from the assets and opportunities across the County. This is based on four key objectives to: support and grow new and existing businesses; attract inward investment to the County, develop and retain workforce talents and skills and to facilitate new ways of working that transform business environments into digital 'workplaces', reducing the need to travel, changing the requirements for business premises and contributing towards a more sustainable work/life balance.</p> <p>3.118. To support the 'step change' in the economy, 'strategic corridors' comprising those principal settlements located on transport corridors will be important in providing further investment opportunities. These have the potential to support the economic growth of the County in two key areas: they are the preferred locations for business investment on allocated employment sites in Shrewsbury and the Principal and Key Centres and they may provide further significant sites for larger windfall development opportunities that are suitable and accessible for inward investment. The need for a supply of sites for business investment and the development of business premises in the County and the rate at which the supply of these sites is developed for these purposes will be kept under review through the Local Plan period to 2038.</p> <p>3.119. Some 'strategic corridors' pass through protected areas including Green Belt and the Area of Outstanding Natural Beauty. Here 'very special' or 'exceptional' circumstances for development will need to be proven to justify further employment development in these locations beyond the sites allocated for this purpose. The Council recognise the need to protect and maintain these special environments but will give careful consideration to the needs of communities in these locations and to the needs of businesses wishing to invest in the sustainability of settlements in these areas.</p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings			
			MM040	Page 57	Policy SP13 Paragraph 1	Shropshire will deliver around a minimum of 300 hectares of employment development from 2016 to 2038 and will protect established employment areas for employment uses to achieve the objectives of Policy SP42 SP2 . The strategic supply of land and protected employment areas are identified on the Policies Map and in the Authority Monitoring Report which will monitor the delivery of this employment development.	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
			MM041	Page 57	Policy SP13 Paragraph 3 (d) (iii)	Conserve areas of higher landscape value except where the development is justified; or	Clarification	Shropshire Council
			MM042	Page 57	Policy SP13 Paragraph 3 (d) (iv)	Conserve the natural and historic environments except where the development is justified.	Clarification	Shropshire Council
			MM043	Page 57	Policy SP13 Paragraph 4	Development on mixed-use employment sites will be expected to utilise returns from higher value land uses to bring the remaining land within the employment site/area to the market through the provision of accesses, servicing and other infrastructure to facilitate the development of other employment uses on the land.	Clarification	Shropshire Council
			MM044	Page 57	Policy SP13 Paragraph 5 (a)	Development on allocated sites will be expected to satisfy the: a. Economic growth objectives of Policy SP12 (the Shropshire Economic Growth Strategy) ;	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
			MM045	Page 57	Policy SP13 Paragraph 5 (c)	Development on allocated sites will be expected to satisfy the: c. Development guidelines for allocated employment sites or mixed-use sites with employment generating uses in Settlement Policies S1-S18, Strategic Settlement Policies S19-S20, Strategic Site Policy S24 or approved Neighbourhood Plans; and	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
			MM046	Page 58	Policy SP13 Paragraph 6 (d)	Windfall Class B employment development on other sites will be supported, where the proposal is: d. For development of a suitable scale located within a Community Hub, Community Cluster or in the Countryside that satisfies Policy SP42 , SP8, SP9, SP10; or is	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
			MM047	Page 58	Policy SP13 Paragraph 6 (f)	Windfall Class B employment development on other sites will be supported, where the proposal is: f. Consistent with the economic growth objectives of Policy SP12 the Shropshire Economic Growth Strategy ;	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings

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MM048	Page 58	Policy SP13 New Paragraph between existing Paragraphs 6 and 7	7. To support strategic and local employers, there is a presumption to protect allocated employment land and established employment areas. The protection of these employment sites/areas will be proportionate to the significance of these sites/areas in this hierarchy which is explained in the Authority Monitoring Report: <u>a. Regional Sites – inward investment sites of regional or national significance will be protected for primary employment uses;</u> <u>b. Sub-Regional Sites – high quality, premium investment sites will be protected for primary employment uses;</u> <u>c. Key Shropshire Sites – good quality, prime sites in the local market will be protected for employment uses;</u> <u>d. Key Local Sites – good quality, business and industrial sites in the local market will be protected for employment uses;</u> <u>e. Mixed Commercial Sites – traditional affordable sites for mixed commercial uses or sites with broad spectrum Class E uses with a mix of building formats.</u>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM049	Page 58	Policy SP13 Paragraph 7	7.8. To support strategic and local employers, there is a presumption to protect allocated employment land and established employment areas primarily for Class B employment uses <u>consistent with the hierarchy of employment sites</u> . Proposals for change of use or for the loss of employment land and premises <u>from primary employment uses on regional and sub-regional sites or from employment uses on any other protected employment sites</u> will only be supported where:	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM050	Page 58	Policy SP13 Paragraph 7 (b)	A comprehensive marketing exercise demonstrates the site is not suitable or viable <u>for the intended employment uses for the site in the hierarchy of employment sites; and:</u> i. For the established use; or ii. Any other employment use; or iii. Employment uses no longer conform with the majority of the neighbouring uses; and	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM051	Page 58	Policy SP13 Explanation Paragraph 3.120	This policy contributes to the economic vision and strategy for Shropshire set out in Policy SP12 <u>the Shropshire Economic Growth Strategy</u> . These objectives are further supported by mixed use developments proposed on the 'Strategic Settlements' and 'Strategic Site' identified in the Local Plan and on sites along the 'Strategic Corridors' identified in Policy SP14.	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM052	Page 58	Policy SP13 Explanation Paragraph 3.122	It is proposed to plan for <u>a minimum of</u> 300 hectares of land to be developed for Class B <u>employment uses primarily for</u> office, research and development, workshops, general industry, storage and distribution development <u>and waste installations</u> for the period 2016 to 2038. The delivery of this development will satisfy the strategic approach set out in Policy SP2 in relation to the settlement hierarchy and the proposed distribution of development within the County.	Responds to Planning Inspectors Interim Findings Clarification	Responds to Planning Inspectors Interim Findings Shropshire Council
MM053	Page 59	Policy SP13 Explanation Paragraph 3.127	Where employment uses are provided in a mixed-use development the return from the higher land values must be used to deliver the development of the remaining employment land through cross subsidy of some of the <u>employment</u> development costs. This will require an investment from the higher value uses ideally to provide highway access and internal distributor roads with servicing into the employment area and provision of engineered, market ready plots with utility services to the plot boundaries.	Clarification	Shropshire Council
MM054	Page 60	Policy SP13 Explanation Paragraph 3.128	To deliver the required scale of development, a strategic supply of employment land is identified on the Policies Map and in the Shropshire Authority Monitoring Report at: https://shropshire.gov.uk/planning-policy/monitoring-and-site-assessment/authority-monitoring-report-amr/ . The Authority Monitoring Report identifies a portfolio of sites and records both the delivery of development on completed sites and the 'pipeline' supply of sites with planning permission, the saved SAMDev Plan allocations identified in Appendix 2 and those allocated in Settlement Policies S1-S18, <u>and</u> Strategic Settlement Policies S19-S20 and the Strategic Sites Policy S24 . The saved SAMDev Plan and Local Plan allocations will be accorded the same weight in planning decisions. The Authority Monitoring Report also identifies the established employment areas protected by this policy.	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings

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MM055	Page 61	Policy SP13 Explanation Paragraph 3.138	<p>The protection of existing employment areas is based on evidence of the purpose, viability and redevelopment potential of the sites. This evidence is set out in the Shropshire Strategic Sites and Employment Areas Study for Shrewsbury (Phase 1) and the Market Towns and Key Centres (Phase 2) which identify a hierarchical ranking of existing employment areas in the principal settlements of the County which is shown in Figure SP13.1 below. <u>This hierarchy provides protection to employment sites and premises in proportion to the significance of the employment site as follows:</u></p> <p><u>a. Regional Sites – inward investment sites of regional or national significance. The unique qualities, scale and setting of the location and any existing buildings create a prospect for significant inward investment with the potential to influence the economic profile of the County. The purpose of these sites is to provide higher quality primary employment uses;</u></p> <p><u>b. Sub-Regional Sites – high quality, premium investment sites. The location, scale, quality and setting of the site will attract inward and local investment from a range of high quality, employment uses. The purpose of these sites is to provide higher quality primary employment uses;</u></p> <p><u>c. Key Shropshire Sites – good quality, prime sites in the local market. The location, scale and setting are appropriate for key local employers, expanding businesses and aspirational or image-conscious companies;</u></p> <p><u>d. Key Local Sites – good quality, business and industrial sites in the local market. The location, scale and setting are appropriate for key local employers and expanding businesses.</u></p> <p><u>e. Mixed Commercial Sites – traditional affordable sites for mixed commercial uses offering a range of older premises in less accessible locations but meeting the needs of a range of existing and start up businesses. Modern or redeveloped sites offering broad spectrum Class E uses with a mix of building formats in both urban and rural settings.</u></p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
Page 1892 MM056	Pages 61-62	Policy SP13 Explanation Figure SP13.1	<div data-bbox="736 821 1783 1528" style="border: 1px solid black; padding: 10px;"> <p style="text-align: center;">Figure SP13.1: Hierarchy of Existing Employment Areas</p> <p>The protection of existing employment areas will be proportionate to the significance of the site in accordance with the following guidance. The hierarchy of existing employment areas shown on the Policies Map for Shrewsbury, the Market Towns and Key Centres is presented in the Authority Monitoring Report.</p> <ol style="list-style-type: none"> 1. Regional and Sub-Regional Sites – identified sites are expected to deliver: <ol style="list-style-type: none"> a. Uses specified for the area but will only include new waste management development where there are opportunities for co-location with existing waste management operations; b. High quality development with skilled employment including inward investment providing strong economic benefits to enhance the Shropshire economy; c. Non class B uses will be ancillary to the proposed development or will improve the benefits and viability of the employment area. 2. Key Shropshire / Local Sites – identified sites are expected to deliver: <ol style="list-style-type: none"> a. Good quality development providing strategic and local employment opportunities with clear economic benefits for the Shropshire economy; b. Uses specified for the area including waste management facilities; c. Opportunities for mixed commercial development on Key Local Sites where appropriate in relation to policy. 3. Mixed Commercial Sites – identified sites are expected to deliver: <ol style="list-style-type: none"> a. Mixed commercial uses (excluding retail) to provide affordable business locations and accessible local employment; b. Class B employment uses including waste management facilities on regeneration opportunities which support the physical and economic improvement of the area. </div>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM057	Page 62	Policy SP13 Explanation New Paragraph Before Paragraph 3.139	<u>The ranking of individual allocated, windfall and existing employment sites against this hierarchy is presented in the Authority Monitoring Report.</u>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM058	Page 62	Policy SP13 Explanation Paragraph 3.139	3.139 <u>3.140</u> The methodology in the Shropshire Strategic Sites and Employment Areas Study and the tests in this policy will also be used to determine the degree of protection to be afforded to existing employment areas not shown on the Policies Map. This will include commercial office locations (including those affected by permitted development rights) and existing employment sites in rural locations. The significance <u>in the hierarchy</u> and <u>the</u> protection of sites not previously identified in the Plan will be recorded in the Authority Monitoring Report.	Clarification	Shropshire Council

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MM059	Page 63	Policy SP14 Paragraph 3 (b)	On the identified ' Strategic Sites ' in the Local Plan; <u>Strategic Settlements</u>	Correction	Shropshire Council A0137
MM060	Page 64	Policy SP14 Explanation Paragraph 3.141	This approach responds to the Council's objective to prioritise significant new development and infrastructure investment into the Strategic, Principal and Key Centres and identified Strategic Sites <u>Strategic Settlements</u> to create <u>This will</u> create 'growth zones' along the 'strategic corridors' through Shropshire and making <u>make</u> effective use of the rail and road routes <u>routes</u> through these corridors. The sequential release of additional employment land for development in the 'strategic corridors' may also help to attract major employment development into the County.	Correction Responds to Planning Inspectors Interim Findings	Shropshire Council A0137 Responds to Planning Inspectors Interim Findings
MM061	Page 65	Policy SP14 Explanation Paragraph 3.143	The Shropshire Economic Growth Strategy seeks to promote a 'step change' in the capacity and productivity of the local economy. The 'strategic corridors' have the potential to support this economic objective in two key areas: they are the preferred locations for business investment on allocated employment sites in Strategic, Principal and Key settlements; and they may function as the location for the release of significant sites that are suitable and accessible for inward investment on identified 'Strategic Sites' at RAF Cosford, at Clive Barracks, Tern Hill and Ironbridge Power Station and on larger windfall sites. <u>Settlements</u> at RAF Cosford, at Clive Barracks, Tern Hill and Ironbridge Power Station and on larger windfall sites.	Correction	Shropshire Council
MM062	Page 65	Policy SP14 Explanation Paragraph 3.144	Development proposals in 'strategic corridors' should respond positively to the presence of environmental constraints particularly in the Shropshire Green Belt and the Shropshire Hills AONB. In these locations there will be a need to prove the 'very special circumstances' for development in the Green Belt and the 'exceptional circumstances' for development in the AONB in accordance with relevant policies including as required in Policy SP13. This requires further justification for those types of development that are not considered appropriate under national policy. These types of development will be determined against the requirements of national and local policy. <u>in accordance with relevant policies including</u> as required in Policy SP13. This requires further justification for those types of development that are not considered appropriate under national policy. These types of development will be determined against the requirements of national and local policy.	Clarification	Shropshire Council
MM063	Page 66	Policy SP14 Explanation Paragraph 3.147	It will be essential when promoting development in the 'Strategic Corridors' to sequentially promote the 'Strategic Sites' Settlement <u>Settlement</u> identified at Clive Barracks, Tern Hill on the A41 and RAF Cosford at the junction of the A41 with the M54 Junction 3 where development cannot reasonably be accommodated on existing allocated sites in the Strategic, Principal or Key Settlements. The sequential release of windfall sites will prefer brownfield windfall development opportunities which respond to a clearly identifiable, investment demand, are in locations close to a settlement and which benefit from accessibility to the rail and road network through the 'strategic corridor' and in accordance with national and local policy.	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM064	Page 68	Policy SP16 New Paragraph Between Existing Paragraphs 3 & 4	<u>The supply of sand and gravel during the Plan period should be provided in the first instance from existing permitted sites and then from the development of mineral working at the saved SAMDev Plan mineral allocations identified within Appendix 2 of this document and identified on the Proposals Map. This will be complemented by appropriate extensions to existing quarries that are consistent with the requirements of Policies DP30, DP31 and other relevant policies of the Local Plan;</u>	Responds to Minerals & Waste Hearing Session	ID29 Response /Hearing (Q39) ID29 Response /Hearing (Q40)
MM065	Page 68	Policy SP16 Paragraphs 4-6	4-5. Only supporting proposals for sand and gravel working outside these broad locations saved SAMDev Plan mineral allocations identified within Appendix 2 of this document and identified on the Proposals Map <u>saved SAMDev Plan mineral allocations identified within Appendix 2 of this document and identified on the Proposals Map</u> and existing permitted reserves, where this would prevent the sterilisation of resources, or where significant environmental benefits would be obtained, or where the proposed site would be significantly more acceptable overall than the allocated sites <u>this would be consistent with the wider requirements of this policy and other relevant policies of the Local Plan, including DP30 and DP31;</u> 5-6. Supporting environmentally acceptable development which facilitates the production of other mineral resources such as clay and building stone to meet both local needs, including locally distinctive materials, and to help meet cross boundary requirements; 6-7. Priority will be given to environmentally acceptable restoration and aftercare proposals which can deliver targeted environmental or community benefits consistent with Policies DP12, DP14, DP16, DP17, DP19 and any other relevant policies within this Local Plan.	Responds to Minerals & Waste Hearing Session	Shropshire Council A0144 Identified Main Modification (MaM005) ID29 Response / Hearing (Q38)
MM066	Page 70	Policy SP16 Explanation Paragraph 3.156	National policy requires strategic planning to secure an adequate and steady supply of mineral aggregates. Shropshire is an important source of mineral aggregates, particularly crushed rock. Mineral planning is co-ordinated at a sub-national level by the West Midlands Aggregates Working Party, which has been chaired by Shropshire Council since 2014. Best available evidence indicates that aggregate production in Shropshire remains above both the 10 year rolling average and the landbank of permissions for both sand and gravel and crushed rock have remained consistently above the minimum level required by national policy. <u>The landbank of permissions for crushed rock working has remained consistently above the minimum required level and no additional provision therefore needs to be made during the Plan period. Further information about crushed rock and other mineral resources produced in Shropshire is available in the Minerals Technical Background Document.</u>	Responds to Minerals & Waste Hearing Session	Shropshire Council A0677 Identified Main Modification (MaM093) ID29 Response / Hearing (Q14)
MM067	Page 71	Policy SP17 Paragraph 2	Supporting the development of sites to deliver additional waste recycling and recovery facilities in accessible locations close to the Strategic, Principal and Key Centres <u>and Strategic Settlements</u> having regard to other relevant policies of this Local Plan. Outside these locations, Shropshire Council will support applications for smaller scale waste facilities capable of meeting local needs in locations which are consistent with the principles and site identification criteria set out in national and regional policy;	Responds to Minerals & Waste Hearing Session	Hearing (Q82) ID29 Response / Hearing (Q84)

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MM068	Page 71	Policy SP17 Paragraph 5	Ensuring that the continued operation of existing waste management facilities in locations which are consistent with the site identification criteria for new sites <u>as identified in paragraph 2 of this policy</u> is safeguarded, including against the encroachment of incompatible uses, in a way consistent with national guidance.	Responds to Minerals & Waste Hearing Session	ID29 Response / Hearing (Q89)
MM069	Page 71	Policy SP17 Explanation Paragraph 3.163	Addressing these targets may require the expansion or alteration of existing waste management facilities or the construction of additional facilities in Shropshire. <u>This policy and other relevant policies within the Local Plan provide the framework for the safeguarding and expansion of existing waste management facilities and provision of new waste management facilities. Consistent with paragraph 2 of this policy, the majority of additional waste recycling and recovery facilities will be directed towards accessible locations close to the Strategic, Principal and Key Centres. Outside these locations, Shropshire Council will support applications for smaller scale waste facilities capable of meeting local needs in locations which are consistent with the principles and site identification criteria set out in national and regional policy. Smaller scale waste facilities to meet local needs are those intended to and capable of meeting the needs of the local area, rather than being intended to and capable of meeting a wider County or strategic need. The specific function, tonnage and geography of such waste facilities is dependent on the type and waste and process entailed.</u>	Responds to ID34	Responds to ID34
MM070	Page 72	Policy SP17 Explanation Paragraph 3.166	The best available information suggests that there were around 139 <u>about 136</u> consented waste sites in Shropshire in 2023 <u>2018</u> . Of these sites, about <u>71%</u> are classed as operational. In theory, these sites provide almost <u>around 1.2</u> million tonnes of capacity, although they only handled approximately 893,000 <u>613,000</u> tonnes of locally generated waste and imported materials in 2021 <u>2018</u> . The new facilities which have been permitted between 2018/19 and 2022/2023 <u>during 2017-18</u> will deliver around 40,000 <u>50,000</u> tonnes of additional annual waste management capacity for commercial waste recycling and recovery. Increases in energy costs and changes in international trade policy may be responsible for the continued increase in applications for new commercial waste management capacity, particularly farm-based anaerobic digesters and this will help local businesses to mitigate their energy costs and secure improved resource efficiency. The wider trend is that, during the period 2013- 2023 <u>2018</u> , applications for new waste management facilities, once operational, will deliver around <u>about</u> 5,000 tonnes of additional municipal waste management capacity and around 350,000 <u>310,000</u> tonnes of additional business waste management capacity.	Responds to ID34	Responds to ID34
MM071	Page 73	Policy SP17 Explanation Paragraph 3.168	Shropshire Council will safeguard existing waste management facilities and employment land suitable for waste infrastructure in appropriate locations in accordance with Policies SP13. <u>Consistent with national guidance, where the operation of a waste management facility could have a significant adverse effect on new development, the 'agent of change' is the new development and as such should include suitable mitigation.</u> Facilities designed to treat biodegradable wastes should generally be located away from sensitive land uses such as housing and schools in order to control potential environmental impacts.	Responds to Minerals & Waste Hearing Session	ID29 Response/Hearing (Q91)
MM072	Page 74	Policy DP1 Paragraph 2	On sites of 5 or more dwellings: a. In locations where in the last 5 years a Local Housing Need Survey has been undertaken through the 'Right Home Right Place' initiative or an equivalent survey endorsed by Shropshire Council, at least 50% of open market dwellings will reflect the profile of housing need established within the survey. The remainder of the open market dwellings <u>and all the affordable dwellings</u> will include a suitable mix and variety of dwelling sizes; or b. At least 25% of open market dwellings will be dwellings with 2 bedrooms or less. At least a further 25% of open market housing will be dwellings with 3 bedrooms or less. The remainder of the open market dwellings <u>and all the affordable dwellings</u> will include a suitable mix and variety of dwelling sizes.	Clarification	Shropshire Council
MM073	Page 74	Policy DP1 Paragraphs 4-6	4. All dwellings specifically designed for older people or those with disabilities or special needs will be built to the M4(3) (wheelchair user dwellings) standard within Building Regulations. 5. On sites of 5 or more dwellings, at least 5% of the dwellings will be built to the M4(3) (wheelchair user dwellings) standard within Building Regulations and a further 70% of the dwellings will be built to the M4(2) (accessible and adaptable dwellings) or higher standard within Building Regulations, unless site-specific factors indicate that step-free access cannot be achieved. 6. On sites of 50 or more dwellings: a. An appropriate range of specialist housing designed to meet the diverse needs of older people, such as: age-restricted general market housing; retirement living or sheltered housing; extra care housing or housing with care; and/or residential care homes and nursing homes will be provided. b. An appropriate range of specialist dwellings to meet the needs of those with disabilities and special needs will be provided.	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM074	Page 74	Policy DP1 Explanation Paragraph 4.1	Achieving an appropriate dwelling mix is an important element in seeking to create sustainable, inclusive and mixed communities. The key source of evidence for determining housing mix are the Strategic Housing Market Assessment (SHMA) for Shropshire, the Draft Housing Strategy for Shropshire, the Shropshire HomePoint Housing Waiting List and the 'Right Home Right Place' Local Housing Need Surveys <u>and other Shropshire Council Housing Need Surveys</u> being undertaken across Shropshire.	Clarification	Shropshire Council

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MM075	Pages 75-81	Policy DP1 Explanation Paragraphs 4.17-4.42	<p>Access and Use of Dwellings</p> <p>4.17. Government's reform of Health and Adult Social Care is underpinned by a principle of sustaining people at home for as long as possible. This was reflected in the recent changes to Building Regulations relating to adaptations and wheelchair accessible homes within the approved Part M of the Building Regulations, available to view on the GOV.UK website at: www.gov.uk/government/publications/access-to-and-use-of-buildings-approved-document-m</p> <p>4.18. This introduces three categories of dwellings:</p> <p>a. M4(1) Category 1: Visitable dwellings.</p> <p>b. M4(2) Category 2: Accessible and adaptable dwellings.</p> <p>c. M4(3) Category 3: Wheelchair user dwellings.</p> <p>4.19. M4(1) is mandatory for all new dwellings unless one of the optional requirements M4(2) or M4(3) applies. M4(2) and M4(3) apply where a Local Plan introduces such a requirement.</p> <p>4.20. Growth in the number of older persons' households is a key feature in the population and household change which is projected to occur in Shropshire over the Local Plan period from 2016 to 2038. According to analysis of projections within the SHMA, during the Local Plan period:</p> <p>a. Households with a Household Reference Person aged 65-84 years are projected to increase by 42.8%. This level of growth is well above estimated growth nationally and regionally (41.0% and 32.8% respectively).</p> <p>b. Households with an elderly Household Reference Person (85 years and over) are projected to significantly increase by 130.5%, more than doubling in size from 6,900 households in 2016 to 15,900 by 2038. This growth is substantially higher than that projected regionally and nationally (99.7% and 94.5% respectively).</p> <p>c. The balance of households with a working age Household Reference Person (16-64 years) to those with an older Household Reference Person (65 years and over) will change from 64.6% and 35.4% in 2016 to 51.9% and 48.1% in 2038. This suggests in the long term there will be approaching as many working age independent households as older dependent households in Shropshire.</p> <p>d. Much of the household growth projected is driven by increases in households with an older Household Reference Person (65 years and over).</p> <p>4.21. At the time of the 2011 Census, 8.4% of people in Shropshire had a long-term health problem or disability that 'limited day-to-day activities a lot' and 10.2% of people had a disability or long-term health problem that 'limited day-to-day activities a little'. The prevalence rates of people living with a long-term health problem or disability was also much higher amongst the older population, with 54.6% of people in households with a long-term health problem or disability in the 65 years and over age category.</p> <p>4.22. According to the Projecting Older People Population Information (POPP) System, the number of people aged 65 years and over who are unable to manage at least one activity on their own is projected to increase in Shropshire by around 63.3% between 2017 and 2035 (data not available for 2016 and after 2035).</p> <p>4.23. Nationally, the English Household Survey estimated that:</p> <p>a. In 2007/08, 2.8% of households had at least one wheelchair user;</p> <p>b. In 2011/12, 3.3% of households had at least one wheelchair user; and</p> <p>c. In 2013/14, 3.4% of households had at least one wheelchair user.</p> <p>4.24. It is perhaps unsurprising given the demographics of the Country that the percentage of households that had at least one wheelchair user increased during this period and is likely to have increased further since.</p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings

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MM076	Pages 75-81	Policy DP1 Explanation Paragraphs 4.17-4.42 (continued)	<p>4.25. Furthermore, the English Household Survey data from 2007/08 and 2013/14 estimated that the number of households that had at least one wheelchair user was notably higher for households living in affordable housing, at 7.1% in 2007/08 and 6.7% in 2013/14 (data not available for 2011/12).</p> <p>4.26. The SHMA estimates that for the total projected growth in households in Shropshire during the Local Plan period, 13% will require wheelchair accessible dwellings, M4(3) standard and 33% will require accessible and adaptable dwellings to M4(2) standard.</p> <p>4.27. However closer inspection of household growth by the age of Household Reference Person, reveals a significantly higher level of household growth in households with a Household Reference Person aged 65 years and over. With a higher prevalence of long-term health problems or disabilities amongst older people, the importance of ensuring that the Local Plan does not underestimate the level of need for accessible housing that meets M4(3) and M4(2) standards is very much apparent.</p> <p>4.28. As such, the SHMA considers the number of older households (with a Household Reference Person aged 65 years and over) with a long-term health problem or disability that impacts on their housing needs. It estimates that such households will increase by an amount equivalent to 77% of the total growth in older households over the Local Plan period, requiring either M4(2) or M4(3) standard dwellings.</p> <p>4.29. The SHMA also estimates that the number of older wheelchair user households is projected to increase by an amount equivalent to 10% of the total growth in older households, requiring M4(3) standard dwellings. This suggests the remaining 67% of older households with a long-term health problem or disability that impacts on their housing needs will require M4(2) standard dwellings, although it is acknowledged that a proportion of this need will be met within specialist older person accommodation.</p> <p>4.30. Therefore, it is considered appropriate to require that on sites of 5 or more dwellings 5% of dwellings meet M4(3) standard and a further 70% of dwellings meet M4(2) standard, unless site specific factors indicate that step free access cannot be achieved, given:</p> <ul style="list-style-type: none"> a. Government's aspirations to sustain people at home for as long as possible; b. The projected growth in older households and the contribution that this growth makes to total household growth in Shropshire; c. The higher prevalence of long-term health problems or disabilities amongst older people; and d. The identified need for M4(2) and M4(3) standard dwellings to accommodate older households in Shropshire with a long term health problem or disability that impacts on their housing needs over the Local Plan period. <p>4.31. It is also considered appropriate to require all dwellings specifically designed for the elderly or those with disabilities to meet M4(3) (wheelchair user dwellings) standard within Building Regulations. If site specific factors indicate that step free access cannot be achieved, it is questionable as to whether the site or element of the site should be identified for dwellings specifically to meet the needs of the elderly or those with disabilities.</p> <p>4.32. This policy requirement is consistent with the National Planning Practice Guidance advice on Housing: Optional Technical Standards, which specifies in Paragraph 5 (ID: 56-005-20150327) "The National Planning Policy Framework (NPPF) is clear that local planning authorities should plan to create safe, accessible environments and promote inclusion and community cohesion. This includes buildings and their surrounding spaces. Local planning authorities should take account of evidence that demonstrates a clear need for housing for people with specific housing needs and plan to meet this need".</p> <p>4.33. It should be noted that M4(3) (wheelchair user dwellings) standard within Building Regulations sets a distinction between wheelchair accessible (a home readily useable by a wheelchair user at the point of completion) and wheelchair adaptable (a home that can be easily adapted to meet the needs of a household including wheelchair users) dwellings.</p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings

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MM077	Pages 75-81	Policy DP1 Explanation Paragraphs 4.17-4.42 (further continued)	<p>4.34. Where dwellings are required to meet M4(3) (wheelchair user dwellings) standard within Building Regulations to comply with this policy, they will normally consist of wheelchair adaptable homes. Wheelchair accessible homes will only be required where Shropshire Council is responsible for nominating a person to live in the dwelling.</p> <p>4.35. This approach is consistent with National Planning Practice Guidance advice on Housing: Optional Technical Standards, which specifies in Paragraph 9 (ID: 56-009-20150327) "Wheelchair accessible homes will only be required where the Council is responsible for nominating a person to live in the dwelling",</p> <p>4.36. It should also be noted that where references to the Building Regulations in this policy change, the requirement shall be taken to refer to the most up-to-date standard. Housing for Older People and those with Disabilities or Special Needs</p> <p>4.37. The policy approach which enables people to remain in their own homes for longer, is complemented by policies which support the provision of specialist accommodation for the elderly. The National Planning Practice Guidance on Housing for Older People recognises that there is a significant amount of variability in the types of specialist accommodation for older people, identifying four main categories which can be summarised as:</p> <p>a. "Age-restricted general market housing;</p> <p>b. Retirement living or sheltered housing;</p> <p>c. Extra care housing or housing with care; and</p> <p>d. Residential care homes and nursing homes".</p> <p>4.38. Ultimately access to care in these facilities enables provision to be sustainable for older people as physical and mental capacities diminish. As such provision of appropriate care is crucial to ensure that facilities can meet the changing needs of older people.</p> <p>4.39. Developers are encouraged to seek pre-application advice to establish whether their proposal may be classified as Use Class C2 or C3. When determining the Use Class of housing for older people, Shropshire Council considers that it is most appropriate to apply the Office for National Statistics and Ministry of Housing, Communities and Local Government definition of a dwelling. Specifically, where a unit is self-contained, with its own living space, bedroom, bathroom and kitchen behind their own front door, they are considered to represent Use Class C3. Generally:</p> <p>a. Developments which align with the definition of age-restricted general market housing, retirement living or sheltered housing; and extra care housing or housing with care are considered Use Class C3. These types of facilities seek to maintain a balance between independent living and providing varying scales of care.</p> <p>b. Developments which align with the definition of residential care homes and nursing homes are considered Use Class C2. These types of facilities provide a high level of care but do not usually include support services for independent living.</p> <p>4.40. The SHMA projects that over the Local Plan period, there will be a need for around an additional 3,500 specialist older persons accommodation units and around 2,500 additional units of residential care provision.</p> <p>4.41. Given these projections and the significant growth in older households in Shropshire projected to occur over the Local Plan period, it is considered appropriate to ensure that larger development sites include specialist housing designed to meet the diverse needs of older people, whilst also providing flexibility about types and levels of such accommodation to respond to site specific circumstances.</p> <p>4.42. Appropriate accommodation is also required by people with disabilities or special needs. As such it is also considered appropriate to ensure that larger development sites include specialist housing designed to meet the needs of people with disabilities or special needs, whilst also providing flexibility about types and levels of such accommodation to respond to site specific circumstances.</p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings

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MM078	Page 81	New Policy Between Current Policies DP1 and DP2	<p>DP1. Housing Provision for Older People and those with Disabilities and Special Needs</p> <p><u>1. The housing needs of older people and those with disabilities and special needs will be met in a way that provides choice and importantly complements and facilitates the People’s Strategy for Shropshire . A fundamental principle of the People’s Strategy for Shropshire is supporting people to remain independent within their own homes and within their existing communities and support networks for as long as possible. The People’s Strategy for Shropshire will be facilitated and complemented through the provision of accessible and adaptable housing and appropriate forms of specialist housing in accordance with the requirements of this Policy.</u></p> <p><u>Accessible and Adaptable Housing</u></p> <p><u>2. All housing specifically designed for older people or those with disabilities and special needs will be built to the M4(3) (wheelchair user dwellings) standard within Building Regulations.</u></p> <p><u>3. On sites of 5 or more dwellings, at least 5% of the dwellings will be built to the M4(3) (wheelchair user dwellings) standard within Building Regulations and a further 70% of the dwellings will be built to the M4(2) (accessible and adaptable dwellings) or higher standard within Building Regulations, unless site-specific factors indicate that step-free access cannot be achieved.</u></p> <p><u>4. All dwellings on sites of less than 5 dwellings and the remaining dwellings on sites of 5 or more dwellings that are not subject to the requirements of Paragraph 3 of this Policy are strongly encouraged to achieve the M4(2) (accessible and adaptable dwellings) standard within Building Regulations or higher.</u></p> <p><u>5. All housing designed to M4(3) (wheelchair user dwellings) standard within Building Regulations must also be designed to be ‘friendly’ to those with dementia and to those with disabilities and special needs.</u></p> <p><u>6. All housing designed to M4(2) (accessible and adaptable dwellings) within Building Regulations is strongly encouraged to be designed to be ‘friendly’ to those with dementia and to those with disabilities and special needs.</u></p> <p><u>Specialist Housing</u></p> <p><u>7. All specialist housing for older people or those with disabilities and special needs will be built to the M4(3) (wheelchair user dwellings) standard within Building Regulations and must also be designed to be ‘friendly’ to those with dementia and to those with disabilities and special needs.</u></p> <p><u>8. Reflecting the People Strategy for Shropshire, and the principle of supporting people to remain independent within their own homes and within their existing communities and support networks for as long as possible, new specialist housing provision for older people or those with disabilities and special needs will consist of:</u></p> <p><u>a. The forms of specialist housing which support independent living, including age-restricted housing; retirement/sheltered housing; or extra care housing; or</u></p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings

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MM079	Page 81	New Policy Between Current Policies DP1 and DP2 (continued)	<p>b. Nursing homes providing high-level care for those with dementia and/or complex needs; or c. A combination of the above. <u>9. All specialist housing provision will integrate into rather than be apart (gated-off) from existing and new communities, recognising the social and sustainability benefits of multi-generational and inclusive communities.</u> <u>10. Ideally, specialist housing should be located where future occupiers can benefit from access to existing services and facilities. Where appropriate services and facilities are not already available, a range of supporting services and facilities will need be provided on sites where specialist housing is provided. Any services and facilities provided should be proportionate in scale to the type of specialist housing and ensure the scheme remains affordable.</u> <u>11. When providing specialist housing, opportunities to provide appropriate key worker accommodation for any associated care staff should be proactively considered.</u> <u>12. Specialist housing designed to meet the diverse needs of older people or those with disabilities and special needs that is consistent with the requirements of Paragraph 8 of this Policy and the requirements of other relevant Local Plan Policies (particularly Policies SP3-SP10, DP3, DP11 and Policies S1-S20) will be supported in appropriate locations within the development boundaries identified on the Policies Map.</u> <u>13. Specialist housing schemes that consist of 100% local needs affordable specialist housing for older people or those with disabilities and special needs that is consistent with the requirements of Paragraph 8 of this Policy, the requirements of Policy DP4 and the requirements of other relevant Local Plan Policies will be positively considered.</u> <u>14. Specialist housing that is consistent with the requirements of Paragraph 8 of this Policy and is agreed to be Use Class C2 development, will in addition to meeting the housing needs of older people also constitute a secondary employment use. These forms of specialist housing will therefore be considered an appropriate secondary employment use on mixed-use employment sites, where they are consistent with the requirements of Policy SP13; complement the existing and planned wider employment uses of the site; are served by appropriate infrastructure; and facilitate the delivery of the wider employment site, including through the provision of accesses, servicing and other infrastructure.</u> <u>15. On site allocations for 250 or more dwellings and all development sites for 250 or more dwellings (irrespective of whether such sites are brought forward through a series of phases or planning permissions), at least 20% of houses must constitute a form of specialist housing for older people and/or those with disabilities and special needs documented within Paragraph 8 of this Policy.</u></p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings

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MM080	Page 81	New Policy Between Current Policies DP1 and DP2 (further continued)	<p><u>16. On site allocations for 150-249 dwellings and all development sites for 150-249 dwellings (irrespective of whether such sites are brought forward through a series of phases or planning permissions), at least 15% of houses must constitute a form of specialist housing for older people and/or those with disabilities and special needs documented within Paragraph 8 of this Policy. At the lower end of this category, it is likely that this provision will consist of age-restricted housing or retirement/sheltered housing in the form of apartments or a small group of bungalows which can be delivered in smaller numbers, as they generally have lower operational and staffing costs and requirements.</u></p> <p><u>17. On site allocations for 50-149 dwellings and all development sites for 50-149 dwellings (irrespective of whether such sites are brought forward through a series of phases or planning permissions), at least 10% of houses must constitute a form of specialist housing for older people and/or those with disabilities and special needs documented within Paragraph 8 of this Policy. It is likely that this provision will consist of age-restricted housing or retirement/sheltered housing in the form of apartments or a small group of bungalows which can be delivered in smaller numbers as they generally have lower operational and staffing costs and requirements.</u></p> <p><u>18. Specialist housing provided in accordance with Paragraphs 15-17 of this Policy that is consistent with the definition of affordable housing can also represent all or part of the contribution to affordable housing required in accordance with Policy DP4 of the Local Plan. However:</u></p> <p><u>a. The mix of specialist housing provided across Shropshire should include both open market and affordable housing.</u></p> <p><u>b. Affordable housing provision should not be concentrated only in affordable specialist housing, as it is important that the other forms of affordable housing are delivered, including for key workers such as the care staff for specialist housing.</u></p> <p><u>c. As such, if it is considered that completions and commitments of specialist housing is concentrated in affordable tenures or if it is considered that affordable housing completions and commitments are concentrated in forms of specialist housing, specialist housing provision on a site may be required to be open market and similarly the affordable housing provision may be required to be general housing.</u></p> <p><u>19. On site allocations, provision of a level of housing which results in the relevant settlements housing guideline being exceeded and/or the site allocations approximate site provision figure within the relevant Settlement Policy (S1-S20) being exceeded will be positively considered where:</u></p> <p><u>a. This over-provision is a direct result of the provision of a significant quantity of specialist housing in excess of that required within Paragraphs 15-17 of this Policy,</u></p> <p><u>b. Over provision is specialist housing of a type documented within Paragraph 8 of this Policy,</u></p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM081	Page 81	New Policy Between Current Policies DP1 and DP2 (further continued 2)	<p><u>c. The development proposed remains an appropriate form of development on the site having regard to its characteristics and the character of the surrounding area, and</u></p> <p><u>d. The proposed development complies with the wider policies of the Local Plan, particularly Policies SP3, SP5, SP6, DP1, DP2, DP3, DP11, DP12, DP14-DP17, DP25, DP27, and DP28.</u></p> <p><u>20. Proposals that result in the loss of existing specialist housing designed to meet the needs of older people or those with disabilities and special needs will be resisted unless:</u></p> <p><u>a. There is no longer an identified need for the existing form of specialist housing in the settlement and Shropshire as a whole; or</u></p> <p><u>b. The needs will be met elsewhere within the settlement, preferably close to the existing specialist housing or in a preferential location for specialist housing; or</u></p> <p><u>c. Redevelopment would provide an improved quality of a comparable category of specialist housing and associated facilities; or</u></p> <p><u>d. Redevelopment would provide an alternative form of specialist housing which is identified within Paragraph 8 of this policy, demonstrably of greater need in Shropshire, and the provision of the specialist housing and associated facilities is of a high quality.</u></p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings

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MM082	Page 81	Explanation to New Policy Between Current Policies DP1 and DP2	<p><u>Explanation</u> <u>Introduction</u> <u>The Strategic Housing Market Assessment (SHMA) for Shropshire demonstrates that there is a higher proportion of older people living in Shropshire than the national average. Furthermore, it anticipates that over the plan period to 2038, the proportion of older people living in Shropshire and the number of single person households will increase at a faster rate than the national average.</u> <u>The health and lifestyles of older people living within our communities inevitably varies and it is expected that this will remain the case in the future. Similarly, the housing needs and aspirations of older people in our communities will also inevitably differ.</u> <u>Those with disabilities and special needs can include those with physical and/or mental health needs. Like older people, their health and lifestyles are diverse and this is reflected in their housing needs and aspirations.</u> <u>The housing needs and aspirations of older people and those with disabilities and special needs will likely include:</u> <u>a. The provision of appropriate adaptations to their homes.</u> <u>b. Moving to new accessible and adaptable general needs housing.</u> <u>c. Moving to an appropriate form of specialist housing.</u> <u>Further information on accessible and adaptable general needs housing and specialist housing is provided later within this Explanation.</u> <u>National Planning Practice Guidance on Housing for Older and Disabled People specifies that “Offering older people a better choice of accommodation to suit their changing needs can help them live independently for longer, feel more connected to their communities and help reduce costs to the social care and health systems.” It also specifies that “The provision of appropriate housing for people with disabilities, including specialist and supported housing, is crucial in helping them to live safe and independent lives.”</u> <u>People’s Strategy for Shropshire</u> <u>The People’s Strategy for Shropshire includes the strategy for meeting the care and support needs of older people and those with disabilities and special needs. This strategy is underpinned by the key principle of:</u> <u>Wherever possible, seeking to support older people and those with disabilities and special needs living in Shropshire to remain independent within their own homes, within their existing communities and with access to their established support networks.</u> <u>This key principle is considered to be consistent with Government’s reform of Health and Adult Social Care, which is underpinned by a principle of sustaining people at home for as long as possible.</u></p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings

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MM083	Page 81	Explanation to New Policy Between Current Policies DP1 and DP2 (continued)	<p><u>Importantly, this key principle has also been directly informed by and is responsive to our understanding of the needs and aspirations of the older people living in our communities, including through consideration of the Housing Need Survey undertaken for Shropshire and the ‘Right Home, Right Place Surveys’ undertaken for Parishes in Shropshire.</u></p> <p><u>Furthermore, this key principle is responsive to the geography and characteristics of Shropshire. Specifically, Shropshire is a large, diverse and predominantly rural County with a very low population density across much of its geography. As such, the vast majority of our settlements are small both in terms of population and number of households. In these settlements it is not always appropriate to provide new adaptable and accessible housing or specialist housing – due to their size and location.</u></p> <p><u>However, older people and those with disabilities and special needs living within these small rural settlements often have a very strong connection to their community and a clear preference to remain within it. In circumstances where these individuals have support or care needs, the only practicable means of meeting these needs, whilst also respecting their preference to remain within their existing community, it to provide support within their existing home.</u></p> <p><u>As such, in implementing the People’s Strategy, where older people and those with disabilities and special needs require support, in the first instance this will be achieved thorough the provision of appropriate adaptations, equipment, assistive technology and if necessary domiciliary care to support them to continue to live independently within their existing home.</u></p> <p><u>Given the rapid advancements to assistive technologies, it is considered that over the plan period to 2038, the ability to effectively provide support in this way will expand.</u></p> <p><u>These various measures are generally outside the scope of the planning system. However, by seeking to positively influence the types of housing delivered in the future, the planning system can positively facilitate this strategy moving forwards.</u></p> <p><u>Specifically, to facilitate this strategy in the future and also provide genuine choice for those older people and people with disabilities and special needs that require support and do wish to move to alternative general housing, it is essential that new development includes a significant quantity of properties designed to M4(2) (accessible and adaptable dwellings) or M4(3) (wheelchair user dwellings) standard within Building Regulations.</u></p> <p><u>The National Planning Practice Guidance on Housing for Older and Disabled People explains that “Accessible and adaptable housing enables people to live more independently, while also saving on health and social costs in the future. It is better to build accessible housing from the outset rather than have to make adaptations at a later stage – both in terms of cost and with regard to people being able to remain safe and independent in their homes.”</u></p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings

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MM084	Page 81	Explanation to New Policy Between Current Policies DP1 and DP2 (further continued)	<p>It is considered that this strategy can also be complemented by the provision of appropriate quantities and forms of specialist housing that support independent living, as such provision allows support and care to be provided within the home, albeit not the current home. It also provides genuine choice for those older people and people with disabilities and special needs that require support and wish to move to a form of specialist housing whilst still maintaining independence.</p> <p>However, if accessible and adaptable housing and specialist housing provision is to be capable of accommodating those that require support they must be of the right size, type, tenure and affordability. Crucially it must also be in appropriate locations.</p> <p>Whilst the key principle of the strategy for meeting the care and support needs of older people and those with disabilities and special needs is to seek to support them to remain independent within their own homes (generally their existing home unless the individuals preference is either new adaptable and accessible housing or specialist housing including for such reasons as moving closer to their wider family or moving to more accessible locations with better provision of services and facilities), the strategy equally recognises that unfortunately this is not always possible.</p> <p>As such, there remains an important role for nursing homes, which provide high level care (including dementia care) for those individuals who cannot be supported to remain independent within their own home.</p> <p>However, conversely it is considered that there will be a reduced role for residential homes that do not provide high level care (including dementia care) in the future – as increasingly more older people and people with disabilities and special needs that would have moved to residential homes will be supported within their own home.</p> <p><u>Accessible and Adaptable Housing</u></p> <p><u>Part M of the Building Regulations addresses the access to and use of dwellings. It identifies three categories of dwelling, these are:</u></p> <p><u>a. M4(1) Category 1: Visitable dwellings.</u></p> <p><u>b. M4(2) Category 2: Accessible and adaptable dwellings.</u></p> <p><u>c. M4(3) Category 3: Wheelchair user dwellings.</u></p> <p><u>M4(1) is mandatory for all new dwellings. M4(2) and M4(3) only apply in instances where a Local Plan introduces such a requirement, as is the case with this policy. The M4(2) and M4(3) standards can be summarised as follows:</u></p> <p><u>M4(2): Accessible and adaptable housing provides safe and convenient approach routes into and out of the home and outside areas, suitable circulation space and suitable bathroom(s) and kitchen within the home.</u></p> <p><u>M4(3): Wheelchair user dwellings achieve the accessibility and adaptability requirements of M4(2) housing, but also include additional features to meet the needs of occupants who use wheelchairs, or allow for adaptations to meet such needs.</u></p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings

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MM085	Page 81	Explanation to New Policy Between Current Policies DP1 and DP2 (further continued 2)	<p><u>Guidance on how to achieve these requirements is provided within Part M of the Building Regulations*.</u> <u>M4(2) and M4(3) requirements have been introduced in Shropshire for a number of reasons, including:</u> <u>a. There is a higher proportion of older people living in Shropshire than the national average.</u> <u>b. It is anticipated that over the plan period to 2038, the proportion of older people living in Shropshire will increase at a faster rate than the national average.</u> <u>c. The anticipated contribution that growth in older households makes to total household growth in Shropshire.</u> <u>d. The higher prevalence of long-term health problems and/or disabilities amongst older people;</u> <u>e. Within the People’s Strategy for Shropshire, a key principle for meeting the care needs of older people and those with disabilities and special needs is supporting them to remain independent within their own homes, within their existing communities and with access to their established support networks wherever possible. Provision of M4(2) and M4(3) housing will directly facilitate this in the future, whilst also providing genuine choice for those older people and people with disabilities and special needs that do wish to move to alternative general housing; and</u> <u>f. Government’s aspiration for adult social care is to sustain people at home for as long as possible. Provision of M4(2) and M4(3) housing directly facilitates this strategy.</u> <u>The need for M4(2) and M4(3) housing was specifically considered within the SHMA. It estimated that for the total projected growth in households in Shropshire during the Local Plan period, 13% will require wheelchair accessible dwellings, M4(3) standard and 33% will require accessible and adaptable dwellings to M4(2) standard.</u> <u>However closer inspection of household growth by the age of Household Reference Person, reveals a significantly higher level of household growth in households with a Household Reference Person aged 65 years and over. With a higher prevalence of long-term health problems and/or disabilities amongst older people, the importance of ensuring that the Local Plan does not underestimate the level of need for accessible housing that meets M4(3) and M4(2) standards is very much apparent.</u> <u>As such, the SHMA considers the number of older households (with a Household Reference Person aged 65 years and over) with a long-term health problem or disability that impacts on their housing needs. It estimates that such households will increase by an amount equivalent to 77% of the total growth in older households over the Local Plan period, requiring either M4(2) or M4(3) standard dwellings.</u> <u>The SHMA also estimates that the number of older wheelchair user households is projected to increase by an amount equivalent to 10% of the total growth in older households, requiring M4(3) standard dwellings. This suggests the remaining 67% of older households with a long-term health problem or disability that impacts on their housing needs will require M4(2) standard dwellings, although it is acknowledged that a proportion of this need will be met within specialist housing.</u></p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings

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MM086	Page 81	Explanation to New Policy Between Current Policies DP1 and DP2 (further continued 3)	<p>Therefore, it is considered appropriate to require that on sites of 5 or more dwellings 5% of dwellings meet M4(3) standard and a further 70% of dwellings meet M4(2) standard, unless site-specific factors indicate that step-free access cannot be achieved.</p> <p>There will be an expectation that M4(3) dwellings within a development will be sited nearest to service provision and maximise the ease of which the household can access public transport and open space. An updated Type and Affordability of Housing Supplementary Planning Document will provide detailed guidance on the siting and integration of M4(3) dwellings into a development.</p> <p>It is also considered appropriate to require all dwellings specifically designed for the elderly or those with disabilities, including specialist housing, to meet M4(3) (wheelchair user dwellings) standard within Building Regulations. If site-specific factors indicate that step-free access cannot be achieved, it is questionable as to whether the site or element of the site should be identified for dwellings specifically to meet the needs of the elderly or those with disabilities and special needs.</p> <p>This policy requirement is consistent with the National Planning Practice Guidance advice on Housing: Optional Technical Standards, which specifies in Paragraph 5 (ID: 56-005-20150327) "The National Planning Policy Framework (NPPF) is clear that local planning authorities should plan to create safe, accessible environments and promote inclusion and community cohesion. This includes buildings and their surrounding spaces. Local planning authorities should take account of evidence that demonstrates a clear need for housing for people with specific housing needs and plan to meet this need".</p> <p>It should be noted that M4(3) (wheelchair user dwellings) standard within Building Regulations sets a distinction between wheelchair accessible (a home readily useable by a wheelchair user at the point of completion) and wheelchair adaptable (a home that can be easily adapted to meet the needs of a household including wheelchair users) dwellings.</p> <p>Where dwellings are required to meet M4(3) (wheelchair user dwellings) standard within Building Regulations to comply with this policy, they will normally consist of wheelchair adaptable homes. Wheelchair accessible homes will only be required where Shropshire Council is responsible for nominating a person to live in the dwelling.</p> <p>This approach is consistent with National Planning Practice Guidance advice on Housing: Optional Technical Standards, which specifies in Paragraph 9 (ID: 56-009-20150327) "Wheelchair accessible homes will only be required where the Council is responsible for nominating a person to live in the dwelling".</p> <p>It should also be noted that where references to the Building Regulations in this policy change, the requirement shall be taken to refer to the most up-to-date standard.</p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings

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MM087	Page 81	Explanation to New Policy Between Current Policies DP1 and DP2 (further continued 4)	<p><u>Dementia Friendly Housing</u> <u>Dementia friendly housing is designed to support the independence of and provide a comfortable environment for those living with dementia. The SHMA indicates that as a result of the increase in older people in Shropshire over the plan period, there will also be a significant rise in the number of people with dementia. Specifically, the SHMA concludes that between 2017 and 2035 the number of people aged 65 years and over with dementia is expected to increase by 80%.</u> <u>As a result, it is considered appropriate to require all housing, including specialist housing, designed to M4(3) standard to be dementia ‘friendly’ and to strongly encourage all housing designed to M4(2) standard to be dementia ‘friendly’.</u> <u>Guidance on achieving dementia ‘friendly’ housing is available through such organisations as the Alzheimer’s Society which has produced a Dementia-friendly housing guide available at: https://www.alzheimers.org.uk/sites/default/files/2020-06/Dementia%20Friendly%20Housing_Guide.pdf</u> <u>This guide addresses such issues as consideration of layout, décor, lighting, flooring, furnishings, seating, signage, toilets, navigation, parking, noise and quiet spaces.</u> <u>These measures generally have only a very minimal (if any) additional cost compared to the design requirements to achieve M4(2) and particularly M4(3) housing, but can make a significant difference to the quality of life and independence of those living in the home with dementia.</u> <u>Types of Specialist Housing for Older People and those with Disabilities and Special Needs</u> <u>The National Planning Practice Guidance on Housing for Older and Disabled People recognises there is a significant amount of variability in the types of specialist housing available to meet the housing needs of older people and those with disabilities and special needs. It identifies four main categories of specialist housing, whilst equally acknowledging that this list is not definitive.</u> <u>The forms of specialist housing identified are as follows:</u> <u>“Age-restricted general market housing: This type of housing is generally for people aged 55 and over and the active elderly. It may include some shared amenities such as communal gardens, but does not include support or care services.</u> <u>Retirement living or sheltered housing: This usually consists of purpose-built flats or bungalows with limited communal facilities such as a lounge, laundry room and guest room. It does not generally provide care services, but provides some support to enable residents to live independently. This can include 24 hour on-site assistance (alarm) and a warden or house manager.</u> <u>Extra care housing or housing-with-care: This usually consists of purpose-built or adapted flats or bungalows with a medium to high level of care available if required, through an onsite care agency registered through the Care Quality Commission (CQC).</u></p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings

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MM088	Page 81	Explanation to New Policy Between Current Policies DP1 and DP2 (further continued 5)	<p><u>Residents are able to live independently with 24 hour access to support services and staff, and meals are also available. There are often extensive communal areas, such as space to socialise or a wellbeing centre. In some cases, these developments are known as retirement communities or villages - the intention is for residents to benefit from varying levels of care as time progresses.</u></p> <p><u>Residential care homes and nursing homes: These have individual rooms within a residential building and provide a high level of care meeting all activities of daily living. They do not usually include support services for independent living. This type of housing can also include dementia care homes.</u></p> <p><u>The key distinctions between the different categories of specialist housing are the level of on-site care and the level of communal facilities available.</u></p> <p><u>Developers are encouraged to seek pre-application advice to establish whether their proposal may be classified as Use Class C2 or C3. When determining the Use Class of housing for older people, due consideration will be given to the level of care and scale of communal facilities provided.</u></p> <p><u>However, it is important to note that irrespective of the Use Class of the development, all specialist housing constitutes residential accommodation and housing which is subject to all relevant housing policies within the Local Plan. This is clear within the approach taken in the Local Plan itself to such specialist housing, the National Planning Policy Framework and the National Planning Practice Guidance, including the National Planning Practice Guidance on Housing for Older and Disabled People.</u></p> <p><u>Provision of new Specialist Housing for Older People and those with Disabilities and Special Needs</u></p> <p><u>The SHMA projects that over the Local Plan period, there will be a need for around an additional 3,500 specialist older persons accommodation units and around 2,500 additional units of residential care provision in order to maintain current prevalence rates (this being the amount of specialist houses for older people compared to the number of older people).</u></p> <p><u>As already documented, the People’s Strategy for Shropshire includes the strategy for meeting the care and support needs of older people and those with disabilities and special needs. This strategy is underpinned by the key principle of wherever possible seeking to support older people and those with disabilities and special needs living in Shropshire to remain independent within their own homes, within their existing communities and with access to their established support networks.</u></p> <p><u>As also already documented, there are numerous reasons for this approach, including responding to our understanding of the needs and aspirations of older people and those with disabilities and special needs living in Shropshire and importantly the geography and characteristics of Shropshire.</u></p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings

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MM089	Page 81	Explanation to New Policy Between Current Policies DP1 and DP2 (further continued 6)	<p>This strategy inevitably means that the ‘prevalence rates’ for specialist housing in Shropshire will be lower than in other areas with either a different strategy for meeting the needs of older people and those with disabilities and special needs and/or with a different geography and characteristics – for instance more urban and densely populated geographies.</p> <p>However, it is recognised that this strategy can be complemented by the provision of appropriate quantities and forms of specialist housing that support independent living (particularly in our larger settlements), which can provide genuine choice for those older people and people with disabilities and special needs that require support. There also remains an important role for nursing homes which provide high level care (including dementia care), for those individuals who cannot be supported to remain independent within their own home.</p> <p>The strategy is however likely to reduce the need for residential homes that do not provide high-level care. This role will be increasingly met by the provision of support within the home.</p> <p>As such, it is considered both necessary and appropriate to introduce a series of measures to ensure the delivery of appropriate types and quantities of specialist housing in Shropshire – particularly within our larger settlements, which will complement (but importantly must not undermine) the strategy for meeting the care and support needs of older people and those with disabilities and special needs.</p> <p>These measures include providing support for the provision of appropriate forms of specialist housing (as documented within Paragraph 14 of this Policy) that is consistent with the requirements of the Local Plan (particularly Policies S1-S20) in appropriate locations within identified development boundaries. Such locations are more likely to benefit from appropriate access to services and facilities and can be integrated into existing communities, enhancing the social and sustainability benefits of multi-generational and inclusive communities.</p> <p>These measures also include providing support for the provision of appropriate forms of 100% local needs affordable specialist housing, where this provision is consistent with the requirements of the Local Plan (particularly Policy DP4). Provision of affordable (particularly social rent) specialist housing is of particular importance in Shropshire.</p> <p>This is because a significantly higher proportion of households living in social rent properties in Shropshire contain people with long-term health problems or disabilities than other tenures of housing. Specifically, the SHMA concludes that 27.8% of households living in social rent properties contain a person with a long-term health problem or disability, compared to 17.1% of households living in owner-occupied properties, 13.6% living in private rented properties, and 17.9% of households living in any property tenure.</p> <p>Furthermore, older people and those with disabilities and special needs with care and support needs that occupy social rented properties may be more inclined to move to specialist housing than owner-occupiers.</p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings

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MM090	Page 81	Explanation to New Policy Between Current Policies DP1 and DP2 (further continued 7)	<p><u>Another measure is the provision of support for appropriate forms of Use Class C2 specialist housing being provided as a secondary employment use on mixed use employment sites. Provided that this provision is consistent with the requirements of the Local Plan (particularly Policy SP13) and that such provision complements other existing and proposed employment uses on the site and facilitates the delivery of the wider employment site, including through the provision of accesses, servicing and other infrastructure.</u></p> <p><u>Such provision provides the dual benefit of providing appropriate forms of specialist housing and also facilitating the delivery of the wider employment site. Furthermore, these employment sites are generally well-located, allowing appropriate access to services and facilities. The elements of mixed use employment sites that are likely appropriate for specialist housing are also likely to be those closest to other forms of housing, thereby providing opportunities to integrate the specialist housing into existing communities.</u></p> <p><u>Another measure is the requirement for proportionate quantities of appropriate forms of specialist housing to be provided on larger development sites, in a way that integrates this provision into the wider development site. Such an approach facilitates the achievement of the social and sustainability benefits of multi-generational and inclusive communities.</u></p> <p><u>The thresholds identified for the 'categories' of housing within which proportionate provision of appropriate forms of specialist housing is required are responsive to both our understanding of the nature of development schemes that occur in Shropshire and the concept of achieving multi-generational and inclusive communities.</u></p> <p><u>Specifically, developments of 50 or more dwellings are generally considered to represent a 'large-scale' development in a Shropshire context. Development at this scale benefits from economies of scale and have the potential to integrate specialist housing as part of a wider housing mix that encourages multi-generational and inclusive communities.</u></p> <p><u>Developments of over 150 dwellings constitute 'significant-scale' development in a Shropshire context. Developments of this scale benefit from significant economies of scale and have the potential to integrate specialist housing as part of a wider housing mix that encourages multi-generational and inclusive communities. Many developments above 150 dwellings will have the potential to provide those forms of specialist housing that require larger numbers of units due to their operating model and the requirement for economies of scale, such as extra-care housing and nursing homes offering high end care (including dementia care).</u></p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings

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MM091	Page 81	Explanation to New Policy Between Current Policies DP1 and DP2 (further continued 8)	<p>Developments of 250 or more dwellings represent 'strategic-scale' development in a Shropshire context. Developments of this scale benefit from significant economies of scale and the potential to integrate much larger forms of specialist housing provision as part of a wider housing mix, that encourages multi-generational and inclusive communities. On such sites there are particular opportunities for the provision of those forms of specialist housing that require larger numbers of units due to their operating model and the requirement for economies of scale, such as extra-care housing and nursing homes offering high end care (including dementia care). It is expected that these opportunities would be fully explored. The specific thresholds identified for the proportionate 'quantities' of specialist housing are responsive to our understanding of the 'critical mass' required for the various forms of specialist housing, development viability, the level of 'need' that exists in Shropshire, and the concept of achieving multi-generational and inclusive communities.</p> <p><u>New specialist housing should ideally be located where residents can benefit from access to existing services and facilities. This has the dual benefit of supporting the integration of the specialist housing development and its residents into the wider community and also supports the long-term sustainability of these existing services and facilities.</u></p> <p><u>Where services and facilities are not already available, or there is a need for specific services and facilities on the specialist housing site, this provision should be responsive to the types of services and facilities already available and be proportionate in scale to the type of specialist housing. It is important to ensure that specialist housing remains affordable – recognising that specialist housing occupiers will have to pay both service-charges and care-costs in addition to any rent/mortgage. The greater the level of services and facilities on the site, the greater the risk that the resultant specialist housing becomes unaffordable to many of the older people or people with disabilities and special needs in Shropshire whose needs it is intended to meet.</u></p> <p><u>It is important that specialist housing is supported by the provision of an appropriate quantity and quality of open space. Consistent with Policy DP15, consideration will be given to reducing the quantity of open space provided, where a specialist housing development is able to provide a particularly high quality of open space on site which meets the needs of all residents. High quality open space is particularly important for specialist housing as residents may be less able or willing to travel to other open space in the area and recognising the wider value and health benefits of the ability to both access and view open space.</u></p> <p><u>Furthermore, any new specialist housing scheme should also give consideration to the potential for the provision of appropriate key worker accommodation for any associated care staff. This is a particularly important consideration in Shropshire, as one of the barriers to the care worker labour force is the availability of affordable housing and yet many specialist housing facilities require a significant number of care workers to ensure their operation.</u></p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings

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MM092	Page 81	Explanation to New Policy Between Current Policies DP1 and DP2 (further continued 9)	<p>Such provision has the potential to complement the provision of smaller open market housing consistent with the requirements of Policy DP1 and affordable housing consistent with the requirements of Policies DP3-DP7.</p> <p>As documented above, the provision of affordable (particularly social rent) specialist housing is of particular importance in Shropshire. However, there is also a need for market specialist housing and crucially there is a need for affordable general housing.</p> <p>As such, whilst the specialist housing provision required within Paragraphs 15-17 of this Policy can, where it is consistent with the definition of affordable housing, also constitute all or part of the affordable housing required from the development - consistent with the requirements of Policy DP4 of the Local Plan, there is a need to ensure this does not undermine the provision of either market specialist housing or affordable general housing.</p> <p>Therefore, this policy includes the ability to require specialist housing provided in accordance with Paragraphs 15-17 of this Policy to be market provision, if this is considered necessary in order to ensure the appropriate provision of market specialist housing or affordable general housing.</p> <p>It is recognised that many forms of specialist housing present opportunities to achieve a denser form of development than general housing, whilst still achieving a high-quality design that it complementary to the development site, surrounding character and importantly consistent with wider policies within the Local Plan – including those relating to high-quality design (SP5) and health and wellbeing (SP6).</p> <p>It is also recognised that some forms of specialist housing require a ‘critical-mass’ in order to ensure operational efficiency and viability, which may mean that opportunities arise to provide a significant quantity of specialist housing in excess of that required within Paragraphs 15-17 of this Policy.</p> <p>As such, it is considered important and appropriate to provide further flexibility regarding the approximate site provision figure and overall settlement housing guideline in circumstances where a site allocation is proposing to significantly over-provide the amount of specialist housing provision, above that required within this Policy. Provided that the resultant development remains appropriate to the site having regard to its characteristics and the character of the surrounding area, and the resultant development complies with the wider policies of the Local Plan, particularly Policies SP3, SP5-SP6, DP1, DP2, DP3, DP11, DP12, DP14-DP17, DP25 and DP27-DP28.</p> <p>Such an approach also incentivises the provision of specialist housing as an important and valued component of the housing mix on site allocations and supports the achievement of multi-generational communities.</p> <p>Retention of Existing Specialist Housing for Older People and those with Disabilities and Special Needs</p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM093	Page 81	Explanation to New Policy Between Current Policies DP1 and DP2 (further continued 10)	<p>In addition to addressing the provision of new forms of specialist housing for older people and those with disabilities and special needs, this policy also introduced an important requirement for the retention of existing specialist housing, unless any loss is offset through the appropriate replacement with equivalent or better provision or it can be demonstrated that there is no longer a need for the particular for of specialist housing within the relevant settlement and Shropshire as a whole. This approach is considered important given that:</p> <p>a. There is a higher proportion of older people living in Shropshire than the national average.</p> <p>b. There is an expectation that the proportion of older people living in Shropshire will increase at a faster rate than the national average.</p> <p>c. Specialist housing can complement the strategy for meeting the care and support needs of older people and those with disabilities and special needs in Shropshire.</p> <p>d. Many of the sites containing specialist housing are well integrated into their community and as such support the principle of multi-generational communities and provide good access to services and facilities. As such, it is important that these locations are retained for specialist housing, even if it is ultimately an alternative form of specialist housing.</p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM094	Page 81	Footnote to the Explanation to New Policy Between Current Policies DP1 and DP2	www.gov.uk/government/publications/access-to-and-use-of-buildings-approved-document-m	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM095	Page 88	Policy DP4 Explanation Paragraph 4.60	Evidence provided in respect of sites adjoining Strategic, Principal and Key Centres is likely to demonstrate high affordable housing need. The scale of any affordable housing exception scheme should be responsive and proportionate to the settlement and contribute to the long-term sustainability of the community, including through achievement of multi-generational and inclusive communities, which should not automatically translate into larger-exception sites. There is an expectation that exception sites will not exceed 25 dwellings. Where it is exceptionally considered appropriate for an exception-site of more than 25 dwellings, sSignificant emphasis will also be placed on achieving an appropriate mix of house types, sizes and tenures, to ensure a balanced development. Further guidance will be included in the Housing Supplementary Planning Document (SPD).	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM096	Page 94	Policy DP8 Paragraph 1 (a)	Pitches or plots within the development boundaries of Shrewsbury, Principal and Key Centres, Community Hubs and Strategic Sites-Settlements where these are allocated for residential uses;	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings

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MM097	Page 94	Policy DP8 Paragraph 1(d)	Transit provision in close proximity to the main established travelling routes in the area to meet any additional -evidenced need.	Clarification	Shropshire Council
MM098	Pages 95-96	Policy DP8 Explanation Paragraph 4.83 and associated new paragraphs	<p>The GTAA 2019 update identified a total of 148 authorised pitches across Shropshire as well as a temporary showpersons yard. It looks at existing provision and occupancy of local authority sites and likely levels of future need, including population growth from emerging households. Using this information, the assessment considers both 5 year need and that over the Plan period to 2038. The gross needs identified by the GTAA are 24 pitches over the initial 5-year period and 113 pitches (43 PPTS definition) to 2038 based on a cultural interpretation of need.</p> <p><u>The total cultural pitch need figure of 113 in the GTAA 2019 is made up from an initial 5-year pitch shortfall and a longer term need over the remainder of the Plan period to 2038. Additional work was carried out in 2022 to supplement the GTAA 2019 update and provide additional evidence to support the Examination of the draft Shropshire Local Plan. Although not a full GTAA, this produced updated information in respect of the need and supply of pitches and provided a mechanism for the initial 5 year period to be rolled forward to a 2022 baseline.</u></p> <p><u>It was identified that, as of March 2022, there were 162 authorised Gypsy and Traveller pitches across Shropshire an increase in supply of 14 pitches since the GTAA 2019 update. As a measure of the level of cultural need the number of households in 2022 was considered against supply.</u></p> <p><u>The data obtained in 2022 indicated that the total pitch need, when considered against supply, had reduced to 13 pitches in 2022 compared to a shortfall of 24 pitches identified in the GTAA 2019 update. Therefore, there was no evidence in 2022 of any additional requirement for pitches.</u></p> <p>However, comprehensive site management data on the occupancy and re-occupancy of Shropshire Council pitches (described as turnover in the GTAA report) is considered in detail by the GTAA 2019 update study alongside the previous study survey results. This provides information on the significant, ongoing role of turnover in meeting identified needs based on a methodology employing a cautious interpretation of information to exclude turnover which does not result in the genuine release of pitches or that which may occur on private sites which cannot be evidenced by the Local Authority. In the light of this evidence the GTAA 2019 update concludes that there is no current requirement for site allocations or evidence of the need for the identification of sites for longer term provision for Gypsies and Travellers.</p> <p><u>Taking into account updated information from 2022, and assuming turnover continuing at the same level as that identified by the GTAA 2019 update, it is considered that expected turnover on the Local Authority's pitches will continue to address need and that the conclusions reached by the GTAA 2019 update regarding strategic need and requirements for the Local Plan remain applicable.</u></p> <p>Although there is a The separate requirement identified by the GTAA 2019 update for permanent provision for Travelling Showpeople, the need for a plot for has been met by a family plot in Oswestry which was granted the grant of planning permission (reference 19/04688/FUL) in Oswestry in May 2020.</p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM099	Page 96	Policy DP8 Explanation Paragraph 4.84 and associated new paragraphs	<p>There is also a requirement in national policy to identify and address the likely transit needs of the in Shropshire and these are also considered in the GTAA 2019 update. This evidence highlights that past unauthorised encampment activity provides an indicator of transit provision needs but that a further period of monitoring of the impact of private transit provision (permitted in 2018) it is too soon to fully assess the effect on levels of unauthorised encampment of a planning permission granted in November 2018 for 3 transit pitches. The GTAA therefore concludes that a period of monitoring is was required.</p> <p><u>Consistent with this recommendation, there has been ongoing monitoring of unauthorised encampments since the GTAA 2019 update. The data presented in 2022 showed reduced numbers of unauthorised encampments since a peak in 2017. However, it is considered that movement in 2020 and 2021 may not be typical due to lockdowns and other potential impacts of the Covid 19 pandemic on the ability and desire to travel. Therefore, monitoring will continue to establish whether the reduction in encampments in 2020 and 2021 represent a longer-term trend.</u></p> <p>It is The GTAA 2019 update recognised however that additional Council provision would support transit capacity and the ability to manage unauthorised encampments. Therefore, therefore the Council is has actively exploring complementary transit provision outside the Local Plan process and is progressing work to deliver this opportunity.</p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM100	Page 96	Policy DP8 Explanation Paragraph 4.85	The GTAA 2019 update does conclude that non-strategic needs for small sites will nevertheless arise where available supply does not meet need a specific requirement and makes a recommendation for criteria-based policy to provide a basis for the consideration of planning applications sites and to facilitate additional pitch provision where required. These requirements are reflected in Policy DP8 which allows for the positive consideration of appropriate planning applications and ensures that there is flexibility and a mechanism to provide for arising needs. The use of a policy framework to guide and enable the provision of sites would provide for a continuation of the current approach which has resulted in the delivery of: small sites in Shropshire through the development management process; provision of additional pitches at existing Shropshire Council managed sites and a site for Travelling Showpeople.	Clarification	Shropshire Council
MM101	Page 96	Policy DP8 Explanation New paragraph following 4.86	<u>It is however, important to note that in light of the Court of Appeal's judgment in Lisa Smith v SSLUHC [2022] EWCA Civ 1391 of 31st October 2022 about the interpretation and application of the Planning Policy for Traveller Sites that any potentially discriminatory impacts of the application of the Annexe A planning definition of Gypsies and Travellers will be taken into account in the consideration of planning applications.</u>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings

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MM102	Pages 98-99	Policy DP9 Paragraph 8	The provision of neighbourhood based local shopping and other community facilities will be supported where this will help consolidate and improve existing provision or will serve significant new residential developments in main towns identified in policies S1-S18, or the Strategic Sites and Strategic Settlements identified in Policies S19-S20 ⁴ .	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM103	Page 111	Policy DP13 Paragraph 1	To protect the integrity of the r R iver Clun Special Area of Conservation (SAC) and to comply with the Habitats Regulations and policy DP12, development within the catchment of the r R iver Clun will only be permitted if it can demonstrate either nutrient neutrality or <u>a reduction in nutrient levels</u> . betterment.	Clarification	Shropshire Council A0349
MM104	Page 111	Policy DP13 Paragraph 2	All measures relied on to deliver either nutrient neutrality or <u>a reduction in nutrient betterment levels</u> must demonstrate with sufficient certainty that they: a. Meet the required <u>Will achieve either nutrient neutrality or a reduction in nutrient levels</u> or improvement; and b. They can be secured and funded for the lifetime of the development's effects; <u>and</u> c. <u>Do not compromise the ability of the River Clun SAC to reach favourable conservation status.</u>	Correction to ensure compliance with Habitat Regulations	Shropshire Council A0349
MM105	Page 112	Policy DP13 Explanation Paragraph 4.136	Notwithstanding these improvements, the Habitat Regulations Assessment (HRA) for this Plan shows that most ⁸ development in the river Clun catchment is likely to have an adverse effect on the river Clun SAC. Practical mitigation measures which would remove this effect for larger applications have yet to be proposed, but this is not to say that they will not come forward during the Plan period. Accordingly, to comply with the requirements of the Conservation of Habitats and Species Regulations 2017 <u>as amended</u> , this policy restricts development to that which is either nutrient neutral in terms of its effect on the SAC or results in a <u>reduction in the level of nutrients entering the SAC</u> . betterment. This is in anticipation of measures to achieve either of these criteria being found in the future for the majority ⁸ of development in the catchment. Such measures could include an updated Nutrient Management Plan and sufficiently robust Action Plan to provide the level of certainty required by the Habitats Regulations that the SAC restoration targets can be achieved in an appropriate timescale	Clarification	Shropshire Council A0349
MM106	Page 112	Policy DP13 Explanation Paragraph 4.137 (e)	Not directly use or double count measures that are in place, to meet the Habitats Directive article 6(1)(2) requirements <u>or must be put in place, to protect, conserve or restore the SAC</u> in order to justify new growth	Clarification	Shropshire Council A0349
Page 1913 MM107	Page 112	Policy DP13 Explanation New paragraphs after paragraph 4.137	<u>Consequently, mitigation measures to support development in achieving nutrient neutrality or a nutrient reduction will be set out in a River Clun Catchment Supplementary Planning Document (SPD). This SPD will be prepared once a River Clun SAC Restoration Plan is in place. The River Clun SAC Restoration Plan will set out the measures needed to bring the river Clun SAC back to favourable conservation status. Once these restoration measure have been determined, the mitigation measures needed to remove the impact of development on the SAC can be identified. Mitigation measures to remove an adverse effect from development must be in addition to, and must not prevent, the delivery of restoration measures for the SAC. If the SAC Restoration Plan identifies that developer contributions are also necessary to make development in the Clun catchment acceptable in planning terms; are directly related to the development; and are fairly and reasonably related in scale and kind to the development; then these will be sought in line with Policy DP25. The Council will support the statutory agencies and other relevant stakeholders in the preparation of the River Clun SAC Restoration Plan at the earliest opportunity in this Local Plan period, and to an agreed timescale. This, and the subsequent River Clun Catchment SPD will give the necessary certainty that the SAC can be protected from the adverse effects of development and will provide clarity and certainty for applicants on how to meet the requirements of this policy. The River Clun Catchment SPD will also include a nutrient calculator. This will enable applicants to assess the amount of nutrients currently entering the river Clun SAC from their site and compare this with those projected to arise once development has taken place. Where development would increase nutrient levels, applicants will then be able to determine the most appropriate mitigation measures for achieving nutrient neutrality or a reduction in nutrient levels.</u>	Clarification	Shropshire Council A0349
MM108	Page 113	Policy DP14 Paragraph 3	For significant new development, including the <u>site allocations and</u> strategic sites and the settlements identified in Policies S1- 20 ⁴ , green infrastructure should be an integral part of a masterplan showing good quality and appropriate on-site provision which:	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM109	Page 113	Policy DP14 Paragraph 5	Development proposals that result in a significant fragmentation or loss to the green infrastructure network will be resisted. In such instances <u>where significant fragmentation or loss does occur</u> mitigation and compensatory measures will be expected with the aim of delivering a net gain in provision.	Clarification	Shropshire Council
MM110	Page 114	Policy DP14 Explanation Paragraph 4.138	Infrastructure is a term typically applied to things like roads, sewers and telecommunications, which are necessary to support our way of life. The term "green infrastructure" has been introduced to raise the profile of other things considered necessary to support our way of life, especially one that is sustainable, healthy and enjoyable. As such, green infrastructure (GI) refers to the network of natural and semi natural spaces and includes parks, playing fields, woodlands, allotments and street trees. These spaces can be in the urban and rural areas and also include 'blue infrastructure' such as ponds, streams and rivers. In Shropshire, green infrastructure also encompasses the environmental and ecological networks. <u>Although playing fields can form part of the GI network, they are covered by Policy DP15, rather than this policy.</u>	Clarification	Shropshire Council A0124
MM111	Page 125	Policy DP18 Paragraph 11	Planning decisions should take wider security and defence requirements into account. Development proposals, <u>in particular those</u> within a designated Ministry of Defence Safeguarding Zone, must ensure that they have no adverse effect on an operational defence site <u>or activities</u> .	Clarification	Shropshire Council A0600

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MM112	Page 126	Policy DP18 Explanation Paragraph 4.172	Potentially noisy developments will be expected to be accompanied by an appropriate noise assessment. Developers will be required to demonstrate the potential impact of proposals on the environment and on residential amenity and the ability to mitigate to an acceptable level. An appropriate noise assessment will also be needed where new development would be sensitive to existing noise sources. This should consider noise arising from all sources. The Ministry of Defence should be consulted where the existing noise source is related to defence activities. <u>Where relevant, sales information for new dwellings should specify that military aircraft may be seen and heard operating in the area and aircraft may overfly the site.</u>	Clarification	Shropshire Council A0600
MM113	Page 126	Policy DP18 Explanation Paragraph 4.176	Planning decisions should take public safety, security and defence requirements into account. Wider public safety issues are covered in Policy SP6, but Shropshire contains has a number of military establishments <u>and the whole of the County is covered by Low Flying Area 9, a dedicated training area for military helicopters.</u> where the Ministry of Defence (MOD) have designated a <u>There are also defence sites in Shropshire for which statutory safeguarding zones have been designated in accordance with Town and Country Planning (Safeguard aerodromes, technical sites and military explosives storage areas) Direction 2002.</u> Development close to MOD sites and development within these <u>safeguarding</u> zones has the potential to affect defence activities and the MOD should be consulted on all applications affecting these areas. Permission will not be granted where adverse effects on operational defence sites cannot be avoided.	Clarification	Shropshire Council A0600
MM114	Page 127	Policy DP19 Paragraph 1	Development proposals which would lead to deterioration <u>in class under the Water Framework Directive (WFD)</u> or compromise the ability of those water bodies covered by the WFD (Water Framework Directive) to <u>maintain or</u> meet good status standards, both during construction and when operational, will not be supported.	Clarification	Shropshire Council A0347
MM115	Page 128	Policy DP19 Explanation Paragraph 4.178	Water is an important and essential resource that needs to be managed in a sustainable way, so that it may continue to support Shropshire's homes, farms, industry, recreation and biodiversity. The mains supply provides most of Shropshire's drinking water, but private water supplies are a significant feature of some remoter rural areas. These private supplies are sourced from ground water and surface water <u>and should be taken into account, particularly in relation to non-mains foul drainage.</u> Surface and ground water are important to people and the wider natural environment, so their use needs to be sustainable, sources need to be safeguarded from pollution and over-abstraction and development needs to avoid contamination or obstruction.	Clarification	Shropshire Council A0347
MM116	Page 130	Policy DP21 Paragraph 2 (a)	The Sequential Test is not needed for: a. Development on land allocated in this plan unless the <u>proposed</u> use of the site <u>has either a greater vulnerability than the allocated use</u> or is not in accordance with the use specified in this Plan.	Correct an omission	Shropshire Council A0347 A0608
MM117	Page 131	Policy DP21 Paragraph 7	Where development in Flood Zones 3a and 3b is permitted it should be designed and constructed to remain operational and safe in times of flood <u>and where possible, to reduce flood risk or provide a betterment.</u> Development permitted in Flood Zone 3b should also be designed and constructed so that it does not: a. Impede water flows; and/or b. Increase flood risk elsewhere; and/or c. Result in a net loss of floodplain storage.	Clarification	Shropshire Council A0347
MM118	Page 133	Policy DP21 Explanation Paragraph 4.191	The Sequential Test is applied at all stages in the planning application process, both between different flood zones, and within a flood zone, <u>and within a site so that areas at least risk of flooding are preferentially developed.</u> All opportunities to locate new developments (except Water Compatible) in reasonably available areas of little or no flood risk should be explored, prior to any decision to locate them in areas of higher risk.	Clarification	Shropshire Council A0347
MM119	Page 133	Policy DP21 Explanation Paragraph 4.193	This policy sets out when a site-specific Flood Risk Assessment (FRA) is needed to inform a planning proposal. In considering the safety of the development, the FRA must demonstrate the occupants of any new dwellings will have access to an area of safe refuge. Where prior evacuation is the safest option, the refuge should be an area outside of 1% annual exceedance probability flood event from all sources. Where prior evacuation is not preferred, internal safe refuge must be provided. The FRA should <u>follow the guidance in the Flood and Coastal Erosion section of the NPPG and</u> provide an evidence base for the Council to determine which option is the safest for that particular proposal.	Responds to Planning Inspectors Interim Findings	Shropshire Council A0347 Responds to Planning Inspectors Interim Findings
MM120	Page 133	Policy DP21 Explanation Paragraph 4.194	The effects of flooding are expected to worsen with climate change and this needs to be taken into account when considering development. The Environment Agency has produced guidance on the allowances for climate change for each river basin district, <u>which are regularly updated.</u> Shropshire falls within the Severn river basin district. Depending on the vulnerability of development proposed, and the flood risk classification, different allowances should be taken into account as set out in the Shropshire SFRA-1, <u>and any updates from the Environment Agency.</u>	Responds to Planning Inspectors Interim Findings	Shropshire Council A0347 Responds to Planning Inspectors Interim Findings
MM121	Page 134	Policy DP22 Paragraph 6	All development must avoid increasing flood risk elsewhere. Runoff from the site post development must not exceed pre-development rates for all storm events up to and including the 1% Annual Exceedance Probability (AEP)1 storm event with an allowance for climate change. The appropriate climate change allowances <u>for peak rainfall</u> should be defined using relevant Environment Agency guidance.	Clarification	Shropshire Council A0347

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MM122	Page 135	Policy DP22 Explanation Paragraph 4.199	Schemes for SuDS need to avoid causing contamination of watercourses and groundwater. Soakaways in contaminated land will not be appropriate. Infiltration SuDS techniques should: only dispose of clean roof water into clean, uncontaminated ground; not be used for foul discharges or trade effluent; and may not be suitable within are not appropriate within either Source Protection Zone 1 (inner zone) or Source Protection Zone 2 (outer zone) of groundwater sources such as wells, boreholes and springs used for public drinking water supply, as defined by the Environment Agency (see also Policy DP19).	Clarification	Statement of Common Ground with Severn Trent Water
MM123	Page 139	Policy DP24 Paragraph 3	Where major development is permitted in the Shropshire Hills AONB, mitigation and compensation measures to offset any residual environmental, landscape or recreational impacts will be required in line with policies DP12, DP14, DP15, DP16, DP17, DP18, DP19, and DP22 and DP23 . These measures should be compatible with the conservation of the designated area and the priorities set out in Shropshire Hills AONB Management Plan and must be demonstrably capable of being implemented to ensure that harm is minimised.	Clarification	Shropshire Council A0348
MM124	Page 142	Policy DP25 Explanation Paragraph 4.224	The Shropshire Place Plans are documents which bring together a range of information about a defined area, including the identified infrastructure needs of settlements and their relative priority. They are developed in collaboration with local parish and town council and infrastructure providers. They include a focus on local needs such as highways, flood defences, educational facilities, medical facilities, emergency service facilities , sporting and recreational facilities and open spaces. The Shropshire Local Infrastructure Strategic Infrastructure and Investment Local Infrastructure Plan provides a composite of the needs identified in the Place Plans with a focus on the highest priority issues, including those critical needs necessary to ensure development can happen.	Responds to Planning Inspectors Interim Findings	Shropshire Council A0113 Responds to Planning Inspectors Interim Findings
MM125	Pages 142-143	Policy DP25 Explanation Paragraph 4.225	Since 2012 the Council has operated a Community Infrastructure Levy (CIL) on new market housing development. The rates imposed on liable new development are captured in the adopted CIL Charging Schedule which applies two rates for the County: urban and rural. These rates can only be changed through a formal review of the CIL Charging Schedule. A key benefit of CIL is that funding from several developments can be pooled to support the delivery of a single piece of infrastructure in recognition of the cumulative impact of development. However, in the first instance it is expected that the use of CIL funds will be used to meet the needs of new development and should not be used to remediate any existing infrastructure constraints, except where these are exacerbated by the new development. It should be noted that consistent with the national CIL Regulations (as amended), CIL funds may be passed to bodies outside the area to deliver infrastructure that will benefit the development of the area.	Clarification	Shropshire Council A0662
MM126	Page 143	Policy DP25 Explanation Paragraph 4.227	In some cases it is likely that the CIL derived from a development will be insufficient to meet the specific infrastructure needs of that proposal. In these instances the Council will consider applying additional Section 106 contributions to development where these are necessary to make the development acceptable in planning terms; are directly related to the development; and are fairly and reasonably related in scale and kind to the development. It is expected this is generally only likely to be necessary on larger proposals of over 50 dwellings (this of course excludes the circumstances where Section 106 contributions are required for provision of affordable housing, which is separate to the CIL process) . Where this is considered necessary, consideration will be given to the viability of the proposal.	Clarification	Shropshire Council A0347
MM127	Page 144	Policy DP26 Paragraph 2.(i)	Hydropower applications should pay attention to fish stocks, migratory fish impact and normally be accompanied by a Flood Risk Assessment (see also Policy DP21), a Water Framework Directive Assessment, and geomorphological assessment;	Clarification	Shropshire Council A0347
MM128	Page 144	Policy DP26 Paragraph 2 (j)	Biomass, energy from waste, biogas and anaerobic digestion proposals should also address the impact on vibration, odour, bio-aerosols and dust (the latter for biomass and energy from waste only). Opportunities to recover heat and power are encouraged in accordance with Policy SP3; and	Clarification	Shropshire Council A0347
MM129	Page 146	Policy DP26 Explanation Paragraph 4.236	The National Planning Policy Framework (February 2019) states that applications for new wind energy development involving one or more turbines should not be considered acceptable unless they are in an area identified as suitable for wind energy development in the development plan (this can be either the Local Plan or a Neighbourhood Plan). This Local Plan does not identify such areas, but Neighbourhood Plans are encouraged to do so. Where one or more wind turbines are proposed in an area identified within a Neighbourhood Plan, consistent with the National Planning Practice Guidance on Renewable and Low Carbon Energy, risks to safety must be assessed and appropriately mitigated.	Clarification	Shropshire Council A0600
MM130	Page 147	Policy DP27 Paragraph 1	Shropshire businesses and communities require quality broadband provision and mobile network connectivity to support economic growth, service delivery , social inclusion, and community safety and individual health, well-being and quality of life.	Clarification	Shropshire Council
MM131	Page 148	Policy DP27 Explanation Paragraph 4.237	Delivering high quality, digital infrastructure that meets the needs of businesses and communities is a key priority within Shropshire's Economic Growth Strategy. This recognises that the provision of the best available digital connectivity is also an essential utility for businesses, and communities and individuals . The intention is to ensure that mobile connectivity and broadband provision across Shropshire meets the needs of employers, service providers and residents, supports how they choose to work, operate and live and will enable them to lower the 'carbon footprint' of their business operation or lifestyle.	Clarification	Shropshire Council
MM132	Page 148	Policy DP27 Explanation Paragraph 4.239	The provision of new digital infrastructure and gigabit-capable access will support agile working, a reduction in commuting and the growth of smart home technology to enable businesses, and communities and individuals to contribute towards a cleaner and healthier environment and a reduction of their 'carbon footprint'.	Correction	Shropshire Council

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MM133	Page 150	Policy DP28 Paragraph 1	Shropshire will continue to be an attractive place to live and work by improving its communications and transport networks and supporting the infrastructure and services to widen travel and transport choices. This will <u>and to improve connectivity and accessibility whilst moving towards reduced car dependency and managing the impacts of transport movements on communities and our environment. As such, unless agreed otherwise with Shropshire Council, a Transport Assessment will be undertaken for relevant site allocations in this Local Plan, the scope of which will be agreed through site specific pre-application consultation with National Highways.</u>	Clarification	Shropshire Council A0482									
MM134	Page 150	Policy DP28 Paragraph 3 (b)	Protection, extension or improvement of footways, cycleways, public rights of way, <u>canal towpaths</u> and bridleways for active travel and canals to provide local transport routes to home, work, services and <u>for access to the canal network for tourism, leisure and recreation;</u>	Clarification	Shropshire Council A0402									
MM135	Page 150	Policy DP28 Paragraph 3 (c)	Promotion of passenger transport services comprising rail, bus, Park & Ride, coaches, taxis, community transport services and car share schemes to that provide accessible, affordable and responsive transport choices;	Clarification	Shropshire Council									
MM136	Pages 150-151	Policy DP28 Explanation Paragraph 4.247	Shropshire will continue to promote and support improvements to the communications and transport infrastructure serving the County. This is central to the delivery of sustainable economic growth and the creation of sustainable patterns of development in the settlements, 'strategic corridors' and 'strategic sites- <u>settlements</u> ' of Shropshire. This will still require everyone to consider how they contribute to the process of reversing the adverse changes to our climate, global temperature and to our seas and oceans.	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings									
MM137	Page 154	Policy DP29 Paragraph 1	Mineral Safeguarding Area (MSA) boundaries are identified on Figure SP16.1 of Policy SP16. Applications for non-mineral development which fall within a MSA <u>or adjacent to a MSA boundary</u> and which could have the effect of sterilising mineral resources will not be granted unless:	Responds to Minerals & Waste Hearing Session	ID29 Response/Hearing (Q51)									
MM138 Page 1916	Page 154	Policy DP29 Paragraph 2	The buffer zones surrounding safeguarded mineral <u>extraction,</u> transport and processing facilities are as follows:	Responds to Minerals & Waste Hearing Session	ID29 Response / Hearing (Q46) / ID29 Response / Hearings (Q53)									
			<table border="1"> <thead> <tr> <th>Safeguarded Mineral Transport and Processing Facilities</th> <th>Buffer Zone</th> </tr> </thead> <tbody> <tr> <td><u>Rail facilities and sidings</u></td> <td><u>100m</u></td> </tr> <tr> <td>Main access road to mineral site</td> <td>100m</td> </tr> <tr> <td>Haul road within minerals site</td> <td>50m</td> </tr> <tr> <td>Existing mineral processing plant</td> <td>250m</td> </tr> <tr> <td>Extraction area: Sand & Gravel & Clay</td> <td>100m</td> </tr> <tr> <td>Extraction area: Crushed Rock & Opencast Coal</td> <td>250m</td> </tr> </tbody> </table>			Safeguarded Mineral Transport and Processing Facilities	Buffer Zone	<u>Rail facilities and sidings</u>	<u>100m</u>	Main access road to mineral site	100m	Haul road within minerals site	50m	Existing mineral processing plant
Safeguarded Mineral Transport and Processing Facilities	Buffer Zone													
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Extraction area: Sand & Gravel & Clay	100m													
Extraction area: Crushed Rock & Opencast Coal	250m													
MM139	Page 154	Policy DP29 Paragraph 3	Applications for non-mineral development within the buffer zones surrounding the safeguarded mineral <u>extraction,</u> transport and processing facilities will not be granted unless the applicant can demonstrate that:	Responds to Minerals & Waste Hearing Session	ID29 Response / Hearing (Q46) / ID29 Response / Hearings (Q53)									
MM140	Page 154	Policy DP29 Paragraph 4	Applications for permission for non-mineral development in a MSA <u>or adjacent to a MSA boundary</u> must include an assessment of the effect of the proposed development on the mineral resource beneath or adjacent to the site of the development or the protected mineral handling facility (termed a Mineral Assessment). This assessment <u>should be proportionate and</u> will provide information to accompany the planning application to demonstrate to the satisfaction of the MPA that mineral interests have been adequately considered and that known mineral resources will be prevented, where possible, from being sterilised or unduly restricted by other forms of development occurring on or close to the resource;	Responds to Minerals & Waste Hearing Session	ID29 Response / Hearing (Q58)									
MM141	Page 155	Policy DP29 Explanation Paragraph 4.263	The MSA includes information the Coal Authority's 'Surface Coal Resource Plan' which defines consultation arrangements for circumstances in which the Coal Authority need to be consulted on coal resources. <u>Where development proposals are in an MSA for coal resources, applicants should seek to positively engage with the Coal Authority as part of the pre-application process.</u>	Responds to Minerals & Waste Hearing Session	ID29 Response / Hearing (Q48)									

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MM142	Page 155	Policy DP29 Explanation Paragraph 4.264	4.264. Non-mineral development which is exempt from the requirements of this Policy comprises: a. Applications for householder development; b. Applications for alterations and extensions to existing buildings and for change of use of existing development, unless intensifying activity on site; c. Applications that are in accordance with the development plan and site allocations where the assessment of site options took account of potential mineral sterilisation and determined that prior extraction was not required; dc. Applications for advertisement consent; ed. Applications for Reserved Matters, including subsequent applications after Outline consent has been granted; fe. Prior notifications (telecoms, forestry, agriculture, demolition); gf. Certificates of Lawfulness of Existing Use or Development (CLEUD) and Certificates of Lawfulness of Proposed Use or Development (CLOPUD); hg. Applications for works to trees; ih. Applications for temporary planning permission; ji. Development types already specified in the Local Development Plan as exempt from the need for consideration on safeguarding grounds; and kj. Applications for development of national, regional or local significance which outweighs the value of the mineral.	Responds to Minerals & Waste Hearing Session	Hearing (Q49)
MM143	Page 156	Policy DP30 Paragraph 1	1. The supply of sand and gravel during the Plan period should be provided in the first instance from existing permitted sites and then from the development of mineral working at the saved SAMDev Plan mineral allocations identified within Appendix 2 of this document and identified on the Proposals Map.	Responds to Minerals & Waste Hearing Session	Hearing (Q42)
MM144	Page 156	Policy DP30 Paragraph 2	2.1. Consistent with the requirements of Policy SP16, P proposals for mineral working <u>that falling outside the allocated areas will be considered positively where they complement existing permitted reserves and the saved SAMDev Plan mineral allocations, and where they will be permitted where developers can demonstrate that:</u> a. The proposal would meet an unmet need or would prevent the sterilisation of the resource; and, b. The proposal would not prejudice the development of <u>permitted sites or the saved SAMDev Plan mineral allocations; and</u> <u>c. The proposal supports the comprehensive working of the site</u> the allocated sites; or ed. Significant environmental benefits would be obtained as a result of the exchange or surrender of existing permissions or the site might be significantly more acceptable overall than the allocated sites <u>saved SAMDev Plan mineral allocations</u> allocated sites, and would offer significant environmental benefits.	Responds to Minerals & Waste Hearing Session	Hearing (Q42)
MM145	Page 156	Policy DP30 Explanation Paragraph 4.266	National policy guidance requires Shropshire to maintain an adequate and steady supply of sand and gravel during the Plan period, taking account of the existing production guideline established by the West Midlands Aggregate Working Party. The latest approved Local Aggregates Assessment (2019) indicates that, at 0.71mt, sand and gravel production in Shropshire and Telford & Wrekin in 2018 is slightly above both the 10 year rolling average for sand gravel sales (0.68mt) and the same as the 3 year average (0.71mt). The landbank of permissions for sand and gravel working has remained consistently above the minimum level required by NPPF. The permitted landbank was equivalent just over 16 years' production in 2018. The LAA also notes that record levels of housing delivery in 2017 and 2018 mean that annual demand for construction aggregates is not expected to increase demand above the level experienced in those years. <u>Unmet need is that which is unforeseen, exceeds the forecasted production figures and cannot be satisfied from existing sand and gravel sites.</u>	Responds to Minerals & Waste Hearing Session	Hearing (Q43)
MM146	Page 156	Policy DP30 Explanation Paragraph 4.268	The majority of the material produced is currently used locally within Shropshire to supply the construction industry with building sand, concrete and concrete products. In 2018 there were 10 permitted sand and gravel sites in the Plan area, 6 of which were operational. <u>In May 2023, an additional sand and gravel site was operational in Shropshire. Further information on existing permitted quarries in Shropshire, including those for sand and gravel, can be found in Appendix 8 of the Local Plan.</u>	Responds to ID34	Responds to ID34

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MM147	Page 157	Policy DP30 Explanation Table DP30.1	<table border="1"> <thead> <tr> <th colspan="2">Table DP30.1: Assessment of Sand and Gravel Production Potential (million tonnes)</th> </tr> <tr> <th></th> <th>Production Potential 2016 to 2038 (Mt)</th> </tr> </thead> <tbody> <tr> <td>Production Requirement (3 year average 2018: 0.71, plus 20% growth allowance = 0.85) for Plan period (2018-2038), plus 7 year landbank</td> <td>23</td> </tr> <tr> <td>Existing Permitted Reserves</td> <td>13.5</td> </tr> <tr> <td>Saved Local Plan Allocations</td> <td>4.0</td> </tr> <tr> <td>Windfall allowance</td> <td>10.5</td> </tr> <tr> <td>TOTAL Production Potential</td> <td>28</td> </tr> <tr> <td>Production surplus</td> <td>5</td> </tr> </tbody> </table>	Table DP30.1: Assessment of Sand and Gravel Production Potential (million tonnes)			Production Potential 2016 to 2038 (Mt)	Production Requirement (3 year average 2018: 0.71, plus 20% growth allowance = 0.85) for Plan period (2018-2038), plus 7 year landbank	23	Existing Permitted Reserves	13.5	Saved Local Plan Allocations	4.0	Windfall allowance	10.5	TOTAL Production Potential	28	Production surplus	5	Responds to Minerals & Waste Hearing Session	Hearing (Q9)
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MM148	Page 158	Policy DP31 Paragraph 2	<p>Mineral working proposals should include details of the proposed method, phasing, long-term management and maintenance of the site restoration, including progressive restoration towards full reinstatement of occupied land and removal of all temporary and permanent works. A satisfactory approach will avoid the creation of future liabilities and will deliver restoration at the earliest practicable opportunity to an agreed after-use or to a state capable of beneficial after-use. Where the proposed after-use includes agriculture, woodland, amenity (including nature conservation) or other uses, a satisfactory scheme will need to include the following:</p> <ol style="list-style-type: none"> Proposals which take account of the site, its surroundings, and any development plan policies relevant to the area; Evidence to show that the scheme incorporates best practice advice and is practical and achievable; A Management Plan, which should address the management requirements during each phase of the proposed development; A Reclamation Plan; Provision for a 5 year period of aftercare; <u>Where operation and restoration proposals fall within a designated Ministry of Defence safeguarding zone, care should be taken to ensure that they do not result in an environment which attracts large or flocking bird species that would reduce aviation safety.</u> 	Responds to Minerals & Waste Hearing Session	ID29 Response / Hearing (Q68)																
MM149	Page 160	Policy DP31 Explanation Paragraph 4.275	Where <u>mineral working and subsequent</u> restoration proposals fall within a designated Ministry of Defence safeguarding zone, <u>it will be necessary for the applicant to provide and agree bird hazard management plans for the extraction, restoration, and post restoration phases.</u> Care should be taken to ensure that they do not result in an environment which attracts large or flocking bird species that would reduce aviation safety.	Clarification Responds to Minerals & Waste Hearing Session	Shropshire Council A0600																
MM150	Page 161	Policy DP32 Paragraph 2 (a)	In-vessel composting and anaerobic digestion facilities will be permitted in appropriate locations, including the re-use of existing buildings or as part of an integrated waste management facility. Open air composting facilities will be permitted in appropriate locations where <u>odour, dust and</u> bio-aerosol emissions can be acceptably controlled and the scale and impacts of the operation do not materially conflict with surrounding land uses;	Clarification Responds to Minerals & Waste Hearing Session	Shropshire Council A0347																
MM151	Page 161	Policy DP32 Paragraph 2 (e)	Where planning permission is required, development proposals for the spreading onto land of untreated or treated wastes or waste derivatives including liquids, sludges or solids will not be permitted unless it can be shown that alternative methods recovering material or energy value from the waste, consistent with the waste hierarchy, are impracticable. <u>Spreading only applies to agricultural land and agricultural waste and does not apply to other land.</u>	Responds to Minerals & Waste Hearing Session	Hearing (Q94)																

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MM152	Page 162	Policy DP32 Explanation Paragraph 4.278	Policy SP17- identifies accessible locations close to the main urban areas within which additional waste management facilities could come forward. <u>These being locations consistent with the wider policies of the Local Plan.</u> Policy SP13 makes provision for a strategic supply of employment land and premises across Shropshire which have the potential to deliver additional capacity to meet these objectives. Specific sites which may be suitable for waste management facilities are identified as part of the guidelines for specific employment site allocations in the relevant settlement strategies. <u>Further information on the settlements with employment allocations that are preferred for Recycling and Environmental Industries are identified within Appendix 6 of this document. Further information on the specific sites is provided within either the Schedules of Policies S1-S21 or the Schedules of 'saved' SAMDev Plan allocations as summarised within Appendix 2 of the Local Plan.</u>	Responds to Minerals & Waste Hearing Session	Hearing (Q92)
MM153	Page 163	Policy DP33 Paragraph 2 (a)	Comply with relevant water management and water resource protection policy requirements <u>in accordance with Policy DP19;</u>	Clarification	Shropshire Council A0347
MM154 Page 1919	Page 165	Settlement Policies Introduction Paragraph 5.1 and associated new Paragraphs	This section of the Local Plan contains the settlement policies. <u>These settlement policies identify the development strategy for the Strategic, Principal and Key Centres; Strategic Settlements; Community Hubs and Community Clusters. These development strategies support the sustainable development of these settlements; contribute to meeting the needs of our current and future communities; recognise and facilitate the current and future role of the settlement within Shropshire; and directly respond and contribute to the achievement of the vision, objectives and wider strategy for Shropshire within this Local Plan.</u> <u>The development strategy for each Strategic, Principal and Key Centres; and the Strategic Settlements include a housing and employment land guideline and facilitate appropriate forms of housing and employment that are consistent with the requirements of the policies of the Local Plan. The development strategy for each Community Hub identifies a housing guideline and facilitate appropriate forms of housing development that are consistent with the requirements of the policies of the Local Plan. Whilst not establishing a specific employment land guideline they do facilitate appropriate forms of employment development that are consistent with the requirements of the policies of the Local Plan.</u> <u>The development strategies for Community Clusters do not establish specific housing or employment land guidelines, but rather facilitate appropriate forms of housing and employment that are consistent with the requirements of the policies of the Local Plan, particularly Policy SP8. Each settlement policy documents that type of sites that will contribute towards achieving the settlements development strategy, including where appropriate identified housing and employment land guidelines. This includes sites upon which completions already achieved within the plan period, sites that already benefit from planning permission or prior approval, where relevant sites allocated for development within the SAMDev Plan as documented within Appendix 2 of this Local Plan (referred to as 'saved' allocations), where appropriate sites allocated for development within this Local Plan, and where appropriate windfall sites that are consistent with the requirements of the Local Plan.</u> These <u>settlement</u> policies are grouped by areas which reflect approximate functional zones of influence (known as Place Plan Areas). Place Plan Areas generally consist of a main centre, its surrounding settlements and rural hinterland.	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM155	Page 166	Policy S1 Paragraph 4	New employment development will primarily be delivered at the nearby RAF Cosford Strategic Site <u>major developed site in the Green Belt and through</u> – This will be complemented by any appropriate small-scale windfall employment development within the Albrighton development boundary shown on the Policies Map, where it is consistent with relevant policies of this Local Plan.	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM156	Page 167	Policy S1.1 Schedule S1.1(i) Site ALB017 & ALB021 2nd paragraph	Any necessary improvements to the local and strategic road network will be undertaken, informed by consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact).	Clarification	Shropshire Council A0482
MM157	Page 167	Policy S1.1 Schedule S1.1(i) Site ALB017 & ALB021 5th paragraph	To enhance access to services and facilities in the town and achieve integrated communities, the development will include a northern and southern vehicular, cyclist and pedestrian connection <u>and any other appropriate cyclist and pedestrian links</u> into the saved SAMDev Allocation ALB002.	Clarification	Shropshire Council A0357
MM158	Page 168	Policy S1 Explanation Paragraph 5.14	RAF Cosford <u>is a major developed predominantly brownfield site and associated airfield located wholly within and 'washed over' by the Green Belt. The site is occupied by the Ministry of Defence and a number of other organisations including</u> has been identified as a strategic site in order to facilitate its role as a centre of excellence for both UK and International Defence Training; plans to form a specialist aviation academy; any opportunities to co-locate other MOD services; plans for the expansion of the Cosford Air Museum; and plans for the formation of a new headquarters for the West Midlands Air Ambulance Charity <u>and RAF Museum Cosford. Many of the sites occupiers have ambitious aspirations for the RAF Cosford site. Those aspirations that require additional development may be able to demonstrate that exceptional circumstances exist to support it occurring within the Green Belt or it does not constitute inappropriate development within the Green Belt and does not otherwise conflict with the purposes of the Green Belt.</u> The Strategic Site is addressed within Policy S21 of this Local Plan.	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings

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MM159	Page 168	Policy S1 Explanation Paragraph 5.15	Recognising the relationship between Albrighton and the nearby Strategic Site at RAF Cosford <u>major developed site</u> , with many employees and personnel based at RAF Cosford choosing to live in Albrighton and/or use the facilities within the settlement and certain facilities clustering around RAF Cosford being available for residents of Albrighton, <u>it is considered appropriate to recognise that those defence and charitable aspirations for the RAF Cosford major developed site which result in the formation of</u> new employment development to <u>will at least in part</u> serve the Albrighton community will primarily be delivered at the RAF Cosford Strategic Site <u>alongside windfall opportunities that arise within the town itself.</u>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM160	Page 168	Policy S1.2 Paragraph 1	Cosford has been identified as both a Strategic Site <u>major developed predominantly brownfield site and associated airfield located wholly within and 'washed over' by the Green Belt</u> and a Community Hub. Development proposals in this location have been addressed through Policy S21.	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM161	Page 173	Policy S2.2 Paragraph 6	The Plan HRA identifies that development in Bucknell, <u>and</u> Clun and Worthen and Brockton is likely to have an adverse effect on the River Clun SAC so Policy DP13 applies. Additionally, mitigation measures will be required to remove any adverse effect from increased recreational pressure arising from development in Chirbury and Worthen and Brockton on the integrity of the Stiperstones and Hollies SAC in accordance with Policies DP12, DP14 and DP15. Mitigation measures for recreational impacts are identified in the Plan Habitat Regulations Assessment (HRA) and supporting documents.	Correction	Shropshire Council
MM162	Page 174	Policy S2.2 Schedule S2.2(i) Site BKL008a 2nd paragraph	The gateway feature is to be formed by the provision of a suitable and safe highway access with appropriate visibility onto the B4367, and highway <u>Highway</u> drainage to <u>should</u> help address surface water flooding, provision of a footway, along the site frontage with an appropriate road crossing to <u>should</u> link to the wider pedestrian network and bus stop to the north, repositioning <u>ing</u> the speed restriction beyond the new junction with signage and traffic calming to mark the entrance to Bucknell.	Clarification	Shropshire Council
MM163	Page 182	Policy S3.1 Schedule S3.1(i) Site BRD030 2nd paragraph	The development of this site will be in accordance with a vision, design code and masterplan which will be prepared in consultation with the public and adopted as a Supplementary Planning Document by Shropshire Council. This will represent a significant material planning consideration and must be completed before <u>granting</u> any planning application for development of the site.	Clarification	Shropshire Council A0609
MM164	Page 182	Policy S3.1 Schedule S3.1(i) Site BRD030 4th paragraph	The quality, design, mix and layout of housing provided on the site will be informed by site constraints and opportunities, identified local needs, the need for local employer and key worker housing, and relevant policies of this Local Plan. <u>In addition to meeting local needs, 600 of the dwellings on this site constitute part of the contribution to the unmet housing need forecast to arise in the Black Country.</u>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM165	Page 183	Policy S3.1 Schedule S3.1(i) Site BRD030 13th paragraph	Extensive areas of open space, including new playing fields and associated facilities, green infrastructure and a new linear park will be provided. This will be of an appropriate quantity and quality to meet the needs of the community, include effective native planting and reflect the principles of a 'garden village'. <u>If it is not possible to provide sufficient on-site open space, including playing fields, appropriate off-site provision will be required. In accordance with Policy DP15, open space, including playing fields, will be managed and maintained in perpetuity by way of legal agreement.</u>	Clarification	Shropshire Council A0124
MM166	Page 183	Policy S3.1 Schedule S3.1(i) Site BRD030 15th paragraph	<u>Any planning application will be accompanied by a heritage assessment, including an archaeological assessment where necessary. This will inform the site design and layout which will reflect and respect the site's heritage and heritage assets within the wider area. Listed and non-designated historic farm buildings heritage assets will be retained. Green infrastructure will create safeguard appropriate settings for identified heritage assets</u>	Clarification	Shropshire Council A0348 A0609
MM167	Page 185	Policy S3.1 Schedule S3.1(ii) Site P58a 1st paragraph	The site represents an extension to the existing Stanmore Industrial Estate. Development will <u>principally</u> be within primary use classes B2, <u>and B8 with complementary E(g)(i), (ii) and (iii) uses</u> and appropriate sui generis <u>service</u> uses <u>that would improve the self-containment of the larger employment area. The development of employment generating uses.</u> It will be targeted towards the engineering and advanced manufacturing sectors, complement the employment offer on the existing Industrial Estate and contribute towards the objectives of the Shropshire Economic Growth Strategy.	Clarification and ensuring consistency with Policy SP13.	Shropshire Council A0497
MM168	Page 185	Policy S3.1 Schedule S3.1(ii) Site STC002 1st paragraph	The site represents an extension to the existing Stanmore Industrial Estate. Development will <u>principally</u> be within primary use classes B2, <u>and B8 with complementary E(g)(i), (ii) and (iii) uses</u> and appropriate sui generis <u>service</u> uses <u>that would improve the self-containment of the larger employment area. The development of employment generating uses.</u> It will be targeted towards the engineering and advanced manufacturing sectors, complement the employment offer on the existing Industrial Estate and contribute towards the objectives of the Shropshire Economic Growth Strategy.	Clarification and ensuring consistency with Policy SP13.	Shropshire Council A0497
MM169	Page 202	Policy S7.1 Paragraph 2	Craven Arms will contribute to the strategic growth objectives in the south of the County, delivering around 500 dwellings and making available around 15 hectares of employment land to create choice and competition in the market. New housing and employment will make provision for the needs of the town and surrounding hinterland, allowing existing businesses to expand and <u>to</u> attract new businesses into the town. Development of saved allocations will be in accordance with the <u>development</u> guidelines and the site provision figures and all relevant policies of this Local Plan.	Correction	Shropshire Council

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MM170	Page 202	Policy S7.1 Paragraph 3	Residential development will be delivered through the saved allocations comprising greenfield and brownfield sites shown in Appendix 2 and on the Policies Map. These sites will deliver around 325 dwellings along with current commitments. The residential allocations comprise two groups on Watling Street to the west of the town. To the north <u>end of Watling Street</u> are two sites located at Greenfield Road (CRAV003 and CRAV009). To the south <u>end of Watling Street</u> are three sites extending from Watling Street to Clun Road (CRAV004, CRAV010 and CRAV024). The saved allocations also include land at Newington Farmstead (CRAV030) for key worker accommodation for the proposed new abattoir.	Clarification	Shropshire Council
MM171	Page 207	Policy S8.1 Schedule S8.1(i) Site ELL005 & ELL008 & ELL033 3rd paragraph	Any necessary improvements to the local and strategic road network will be undertaken, informed by consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact).	Clarification	Shropshire Council A0482
MM172	Page 211	Policy S9.1 Schedule S9.1(i) Site HNN016 3rd paragraph	<u>Any planning application will be accompanied by a heritage assessment. This will inform the S</u> site design and layout <u>which</u> will reflect and respect the site's heritage and heritage assets within the wider area, including Grade II listed Hazelwell's Farm House	Clarification	Shropshire Council A0348
MM173	Page 212	Policy S9.1 Schedule S9.1(i) Site HNN016 5th paragraph	A pedestrian crossing of Bridgnorth Road should be provided at an appropriate location in proximity of the site. The public right of way through the site should be retained and enhanced. <u>All necessary highway improvements will be undertaken, informed by an appropriate Transport Assessment.</u>	Clarification	Shropshire Council A0101
MM174	Page 214	Policy S10.1 Paragraph 3	Ludlow will contribute to the strategic growth objectives in the south of the County to deliver around 1,000 dwellings and around 11ha of employment land <u>development</u> . New housing and employment will make provision for the needs of the town and surrounding hinterland, including attracting inward investment and allowing existing businesses to expand. Development of site allocations will be in accordance with the development guidelines and approximate site provision figures and all relevant policies of this Local Plan.	Correction	Shropshire Council
Page 192 MM175	Page 214	Policy S10.1 Paragraph 4	New residential development will primarily be delivered through the saved SAMDev mixed use and residential allocations in Appendix 2 and Local Plan residential allocations in Schedule S10.1(i). This will be complemented by appropriate windfall residential development within the Ludlow development boundary shown on the Policies Map, where it is consistent with relevant policies of this Local Plan. New residential development will also be delivered on appropriate cross-subsidy and exception development sites , where it <u>this</u> is consistent with relevant policies of this Local Plan.	Correction	Shropshire Council
MM176	Page 215	Policy S10.1 Schedule S10.1(i) Site LUD056 2nd paragraph	Any necessary improvements to the local and strategic road network will be undertaken, informed by consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact).	Clarification	Shropshire Council A0482
MM177	Page 216	Policy S10.1 Schedule S10.1(ii) Site LUD052 4th paragraph	Any other necessary improvements to the local and strategic road network will also be undertaken, informed by consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact). Landscaping and open space to protect trees (west and south-east) with buffering and additional structural planting. Site design to allow passage, foraging and habitat for species and improve green infrastructure around the town. Structural planting to screen buildings from distant views and reduce impacts of development on the landscape.	Clarification – Division of guideline into two separate points.	Shropshire Council A0482
MM178	Page 216	Policy S10.1 Schedule S10.1(ii) Site LUD052 6th paragraph	A proportionate Heritage Impact Assessment (HIA) will be needed to consider cumulative impacts on the significance of the heritage assets in the historic town (west) including their settings, and the significance of the scheduled monument Caynham Camp (east), including its setting. The findings of the HIA should be taken into account in the design of the development <u>and should pay particular attention to building height, layout and materials</u>	Clarification	Shropshire Council A0348
MM179	Page 217	Policy S10.1 Schedule S10.1(ii) Site LUD052 8th paragraph	The development should consider the relative isolation of this larger proposed employment area from services in Ludlow and the effect of the A49 on access to facilities at the Sheet Road/Foldgate Lane services. Improved access over the A49 or some limited <u>'ancillary'</u> service provision in the development should be considered to serve the employment uses.	Clarification	Shropshire Council
MM180	Page 220	Policy S10.2 Schedule S10.2(i) Site BUR002 New paragraph at end of site guidelines	<u>The designation of Burford and the scale of the proposed housing development reflects the additional service provision in the adjacent town of Tenbury. Consequently, where development in Burford is required to make a contribution towards sustaining key local services, this might also include services located in Tenbury.</u>	Clarification	Shropshire Council A0656
MM181	Page 220	Policy S10.2 Schedule S10.2(i) Site BUR004 5th paragraph	Open space to the north west will contain an area of potential ground contamination requiring further investigation (north-west) , <u>this area will</u> provide amenity and recreation uses and provide access to the route of the Tenbury – Bewdley Railway as a Green Infrastructure corridor.	Correction to remove repeat and clarification of text	Shropshire Council

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MM182	Page 221	Policy S10.2 Schedule S10.2(i) Site BUR004 9th paragraph	Any necessary improvements to the local and strategic road network will be undertaken, informed by consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact).	Clarification	Shropshire Council A0482
MM183	Page 221	Policy S10.2 Schedule S10.2(i) Site BUR004 New paragraph at end of site guidelines	<u>The designation of Burford and the scale of the proposed housing development reflects the additional service provision in the adjacent town of Tenbury. Consequently, where development in Burford is required to make a contribution towards sustaining key local services, this might also include services located in Tenbury.</u>	Clarification	Shropshire Council A0656
MM184	Page 223	Policy S10.4 Explanation Paragraph 5.143	Clee Hill is the other Community Hub in the Ludlow Place Plan Area and was first identified as a Community Hub in the SAMDev Plan (2015). The village lies in the uplands of the Shropshire Hills Area of Outstanding Natural Beauty (AONB) on the moors below the heights of Titterstone Clee Hill (533 metres / 1,749 feet) where it provides a key link south to Worcestershire and Herefordshire. The highest and most sensitive design standards will be sought for all forms of new development in Clee Hill to minimise any adverse effects on the environment, landscape and recreational opportunities in the AONB in line with Policies DP12, DP14, DP15, DP16, and DP17 <u>and DP24</u> . Guidance on how new development can conserve and enhance the distinctive characteristics of the town and its surroundings is provided in the AONB Management Plan.	Correction	Shropshire Council
MM185	Page 225	Policy S11.1 Paragraph 3	3. The relocation of Market Drayton Sports facilities from its current site on Greenfields Lane to land at Longford Turning, identified on the Policies Map, to enable the delivery of new facilities to at least equitable standard, <u>quantity and quality</u> , is a central objective of the Strategy. Housing development (MDR39 and MDR43) has been identified specifically to support and enable the delivery of the relocation through the provision of an appropriate vehicular access into the site. Should the relocation of the sports facilities to land at Longford Turning prove to be unviable, appropriate consideration will be given to alternative sites on land adjoining the A53 to deliver the proposed relocation, where this meets the requirements of other relevant policies of the Local Plan, and would offer a viable opportunity to support effective pedestrian and cycling movements with the rest of the town. In this scenario the Council will positively consider the release of further land for residential development outside the defined development boundary where this can be clearly shown to provide cross-subsidy support for the proposed relocation.	Clarification	Shropshire Council A0124
MM186	Page 226	Policy S11.1 Schedule S11.1(i) Site MDR012 2nd paragraph	Pedestrian and cycle links will be enhanced or provided through the site and linking into the town and to the <u>existing canal towpath and</u> proposed marina in order to improve the site's overall sustainability.	Clarification	Shropshire Council A0378 A0402
MM187	Page 227	Policy S11.1 Schedule S11.1(i) Site MDR034 2nd paragraph	Pedestrian and cycle links will be enhanced or provided through the site and linking into the town and to the <u>existing canal towpath and</u> proposed marina in order to improve the site's sustainability.	Clarification	Shropshire Council A0378 A0402
MM188	Page 231	Policy S11.2 Schedule S11.2(i) Site HHH001 & HHH014 3rd paragraph	Site design and layout will be of a high quality and positively respond to its location. A proportionate Heritage Impact Assessment should be carried out and its recommendations taken into account with respect to the impact of development on the significance of the Hodnet Conservation Area and its setting and the significance, including the setting, of any other heritage assets within proximity of the site. <u>Such recommendations may include good quality timber joinery detailing and a palate of materials informed by, and in keeping with, the local vernacular.</u>	Clarification	Shropshire Council A0348
MM189	Page 243	Policy S14.1 New paragraph and renumber paragraphs 7 and 8	<u>7. Mitigation measures will be required to remove any adverse effect from increased recreational pressure arising from development in Oswestry and Park Hall on the integrity of the Berwyn SPA and Berwyn and South Clwyd Mountain SAC in accordance with Policies DP12, DP14 and DP15. Mitigation measures for recreational impacts are identified in the Plan Habitats Regulation Assessment (HRA) and supporting documents.</u> 78. Development proposals will be expected to positively respond to policies and guidelines identified within relevant community-led plans and any masterplans that are adopted by Shropshire Council. 89. The emerging Oswestry Transit Corridor Study will provide further guidance with regard to the relationship between Gobowen and Oswestry. This document will indicate the type of infrastructure sought to increase the linkages between the two settlements, including the type of transport to be promoted and funded through a phased approach.	Clarification	Shropshire Council
MM190	Page 244	Policy S14.1 Schedule S14.1(i) Site PKH002, PKH011, PKH013, PKH029, PKH031, and PKH032 1st paragraph	A comprehensive development should be undertaken. Design and layout <u>will need to reflect the existing housing development to the south and</u> should <u>also allow for</u> appropriate vehicular, cyclist and pedestrian movement through the components of the site and to the hospital and college.	Clarification	Shropshire Council

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MM191	Page 244	Policy S14.1 Schedule S14.1(i) Site PKH002, PKH011, PKH013, PKH029, PKH031, and PKH032 2nd paragraph	Any necessary improvements to the local and strategic road network will be undertaken, informed by consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact).	Clarification	Shropshire Council A0482
MM192	Page 245	Policy S14.1 Explanation Paragraph 5.192	Due to the limitations surrounding Oswestry for development, no housing allocations have been made in the town as part of this Local Plan Review. Oswestry's housing requirement is therefore allocated in Park Hall to the north-east. It is acknowledged that Oswestry has a strong need for affordable and specialist dwelling types, and therefore suitable sites are encouraged for affordable exception and cross-subsidy schemes to help meet the unmet need, rather than assign very small housing allocations. Further growth of the town is therefore expected to come through appropriate windfall sites in addition to previously adopted allocations. <u>The need for a comprehensive approach to the development of the Park Hall allocations, across the different land parcels and ownerships, will ensure that appropriate vehicular and pedestrian access links are made between each land parcel and identify appropriate phasing, and that appropriate flood alleviation schemes are developed from the outset and not in a piecemeal manner.</u>	Clarification	Shropshire Council
MM193	Page 246	Policy S14.2 Paragraph 1 (Community Hub Settlements)	Trefonen - Around 55 35 dwellings	Consistency	Shropshire Council A0605
MM194	Page 246	Policy S14.2 Paragraph 6	6. Mitigation measures will be required to remove any adverse effect from increased recreational pressure and water quality and quantity arising from development in Llanymynech and Pant on the integrity of the Montgomery Canal SAC in accordance with Policies DP12, DP14 and DP15. <u>Mitigation measures will be required to remove any adverse effect from light pollution arising from development in Llanymynech and Pant on the integrity of the Tanat and Vyrnwy Bat Sites SAC in accordance with Policies DP12, DP14, DP15 and DP18.</u> Mitigation measures will be required to remove any adverse effect from increased recreational pressure arising from development in Ruyton XI Towns, St Martins, West Felton and Whittington on the integrity of the Cole Mere Ramsar site in accordance with Policies DP12, DP14 and DP15. <u>Mitigation measures will be required to remove any adverse effect from increased recreational pressure arising from development in Western Rhyn, St Martins, Gobowen, Whittington and Trefonen on the integrity of the Berwyn SPA and Berwyn and South Clwyd Mountain SAC in accordance with Policies DP12, DP14 and DP15.</u> Mitigation measures will be required to remove any adverse effect on water quality and quantity arising from development in Weston Rhyn on the integrity of the River Dee SAC. Mitigation measures for recreational impacts, water quality and quantity and light pollution are identified in the Plan Habitats Regulation Assessment (HRA) and supporting documents.	Clarification	Shropshire Council
MM195	Page 247	Policy S14.2 Schedule S14.2(i) Site KCK009 2nd paragraph	A proportionate Heritage Impact Assessment <u>including an archaeological assessment (desk based with field work as necessary)</u> should be carried out <u>prior to a planning application</u> and its recommendations taken into account <u>particularly</u> with respect to the impact of development on the significance of the Knockin Conservation Area and its setting; <u>and non-designated archaeological features. The design of development, including scale, layout and materials should reflect the findings of this Heritage Impact Assessment.</u>	Clarification	Shropshire Council A0348
MM196	Page 247	Policy S14.2 Schedule S14.2(i) Site LYH007 1st paragraph	Access to be provided through Barley Meadows. Any necessary improvements to the local and strategic road network, including drainage, will also be undertaken, informed by consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact).	Clarification	Shropshire Council A0482
MM197	Page 248	Policy S14.2 Schedule S14.2(i) Site LYH007 2nd paragraph	A proportionate Heritage Impact Assessment should be carried out and its recommendations taken into account with respect to the impact of development on the significance of the Llanymynech Conservation Area and its setting. <u>The design of development, including scale, layout and materials should reflect the findings of this Heritage Impact Assessment and include a well-designed buffer along the canal frontage.</u>	Clarification	Shropshire Council A0348
MM198	Page 248	Policy S14.2 Schedule S14.2(i) Site PYC021 1st paragraph	Subject to appropriate vehicular access being demonstrated. Any necessary improvements to the local and strategic road network will also be undertaken, informed by consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact).	Clarification	Shropshire Council A0482
MM199	Page 249	Policy S14.2 Schedule S14.2(i) Site SMH031 4th paragraph	The site is crossed by a utility sewer , therefore protection measures in the form of an easement width or a diversion of the pipe utility would likely be required which may impact upon the housing density achievable on site. An assessment of the Sewage Pumping Station (SPS) would need to be undertaken to establish whether improvements are required.	Clarification	Shropshire Council A0583

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MM200	Page 251	Policy S14.2 Schedule S14.2(i) Site WHN024 2nd paragraph	A proportionate Heritage Impact Assessment including an archaeological assessment (desk based with field work as necessary) should be carried out and its recommendations taken into account particularly with respect to the impact of development on the significance of the Whittington Conservation Area and its setting and the significance, including the setting, of any other heritage assets within proximity of the site.	Clarification	Shropshire Council A0348
MM201	Page 254	Policy S15.1 Paragraph 1	Shifnal will fulfil its role as a Key Centre and the largest settlement in the north of the Shropshire Green Belt. Shifnal will be the focus for investment, employment, housing and other developments on the M54/A5 Strategic Corridor through Shropshire with access to Junctions 4 and 3 with proximity to Wolverhampton and the i54 major investment site.	Clarification	Shropshire Council
MM202	Page 254	Policy S15.1 Paragraph 3	3. Shifnal is inset into the Green Belt and planned development will only occur within the development boundary shown on the Policies Map. Development in the Green Belt which is 'appropriate' or which may be permitted in 'very special circumstances' will be considered in accordance with national and local Green Belt policies that specify appropriate land uses and the acceptable 'very special circumstances' for such development.	Correction for consistency	Shropshire Council
MM203	Page 256	Policy S15.1 Schedule S15.1(i) Site SHF013 4th paragraph	Any other necessary improvements to the local and strategic road network will be undertaken, informed by consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact).	Clarification	Shropshire Council A0482
MM204	Page 257	Policy S15.1 Schedule S15.1(i) Site SHF015 & SHF029 7th paragraph	Any other necessary improvements to the local and strategic road network will be undertaken, informed by consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact).	Clarification	Shropshire Council A0482
MM205	Page 259	Policy S15.1 Schedule S15.1(i) Site SHF022 & SHF023 6th paragraph	Any other necessary improvements to the local and strategic road network will be undertaken, informed by consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact).	Clarification	Shropshire Council A0482
MM206	Page 259	Policy S15.1 Schedule S15.1(i) Site SHF022 & SHF023 8th paragraph	Revells Rough to be protected and buffered by both developments with conservation and enhancement of the woodland through development of SHF023 by the controlling owner. Consideration to be given to resolving the physical separation of sites SHF022 and SHF023 from safeguarded land to the north due to highway capacity constraints on Lamledge Lane with its restricted viaduct over the rail line.	Clarification	Shropshire Council
MM207	Page 260	Policy S15.1 Schedule S15.1(i) Site SHF022 & SHF023 12th paragraph	Site SHF023 to provide a stronger boundary to the urban area of Shifnal to properly define the Green Belt boundary.	Correction	Shropshire Council
MM208	Page 260	Policy S15.1 Schedule S15.1(ii) Site SHF018b & SHF018d 1st paragraph	The development of these two inter-related sites will significantly improve the employment land offer, commercial premises, business representation and employment in Shifnal. <u>Due to the size and location of this site it will form a locally and regionally significant employment site, contributing to meeting local needs and accommodating a 30ha contribution towards unmet employment land needs forecast to arise in the Black Country.</u>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM209	Page 260	Policy S15.1 Schedule S15.1(ii) Site SHF018b & SHF018d 5th paragraph	The development of this site will be in accordance with a masterplan and design code prepared in consultation with the public, National Highways and Shropshire Council. This will represent a significant material planning consideration for any planning application for development of the site. A construction management plan will be prepared to inform the development of the site.	Clarification	Shropshire Council
MM210	Page 261	Policy S15.1 Schedule S15.1(ii) Site SHF018b & SHF018d 8th paragraph	Strategic Transport Assessment and Transport evidence will be required to assess the effects of the development and the cumulative growth of Shifnal on the local and strategic road network, including M54 Junction 3 and the A41/Stanton Road junction, this will be informed by consultation with Highways England. All necessary improvements to the local and strategic road network will be undertaken.	Clarification	Shropshire Council A0482
MM211	Page 261	Policy S15.1 Schedule S15.1(ii) Site SHF018b & SHF018d 11th paragraph	Appropriate public transport links including bus services into Shifnal town should be provided linking to parking facilities on the site to support wider use including the possibility for electric vehicle charging points. The potential to operate a dedicated Park and Ride Demand Responsive Transport service should be investigated in partnership with appropriate local community groups and bus operators.	Correction	Shropshire Council A0621
MM212	Page 268	Policy S16.1 Paragraph 7	The delivery of the North West Relief Road (NWRR) is supported in principle, and as such the proposed line of the road is identified on the Policies Map. Development opportunities between the proposed NWRR and the Development Boundary will be guided by Policy SP10. In this area it is recognised that windfall employment proposals on appropriate sites adjoining the development boundary will be supported in principle where they meet the requirements of Policies SP13 and SP14 and where suitable vehicular access can be provided. <u>Mitigation measures may be required to remove any adverse effects on air quality or water quality or quantity and/or increased recreational impacts arising from development in northern Shrewsbury on the integrity of Hencott Pool, Midland Meres and Mosses Ramsar Site Phase 2, in accordance with Policies DP12, DP14, DP15, DP18 and DP19. Mitigation measures for air quality, water quality and quantity and recreational impacts are identified in the Plan Habitats Regulations Assessment (HRA) and supporting documents.</u>	Clarification	Shropshire Council

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MM213	Page 269	Policy S16.1 Paragraph 8	The extent of the Town Centre and Primary Shopping Area is defined on the Policies Map, and development in this area will be managed by Policy DP9SP12 . Consistent with the aspirations of the Big Town Plan, the defined Town Centre represents a particular opportunity for mixed-use development incorporating retail, leisure, residential and employment. Proposals which support the delivery of the objectives of the Big Town Plan, and which are in line with the other policies of the Local Plan, will be supported. This includes the creation of a corridor of opportunity running from the West End, to the Riverside, to the Northern Corridor to the Flaxmill Maltings. Such development will benefit from and contribute to the vibrancy and character of the area whilst also providing opportunities to diversify and extend the town centre offer.	Correction Responds to Planning Inspectors Interim Findings	Shropshire Council Responds to Planning Inspectors Interim Findings
MM214	Page 269	Policy S16.1 Paragraph 9	In recognising the importance of the town's distinctive retail offer as part of a wider mix of main town centre uses, and the need to retain a vital and viable centre, the defined Primary Shopping Area will be the preferred location for new retail development in the town, with proposals being managed by Policy DP9SP12 . This offer will continue to be complemented by the existing facilities at Meole Brace and Sundorne Retail Parks, but the expansion of these areas will generally only be considered for non-high street uses and where it can be demonstrated to have no significant adverse impacts to the Town Centre. There is a presumption against any new edge and out of centre Retail Parks.	Correction Responds to Planning Inspectors Interim Findings	Shropshire Council Responds to Planning Inspectors Interim Findings
MM215	Page 270	Policy S16.1 Schedule S16.1(i) Site SHR054a	Development is subject to an appropriate vehicular access being secured from Sundorne Road, which includes the potential for access across the current Shrewsbury Club car park. In this case there is a requirement for compensatory car parking to be delivered on site. All necessary improvements to the local and strategic road network will be undertaken, informed by consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact) .	Clarification	Shropshire Council A0482
MM216	Page 271	Policy S16.1 Schedule S16.1(i) Site SHR057 & SHR177 3rd paragraph	Appropriate vehicular access will be provided from Mytton Oak Road. All necessary improvements to the Local and Strategic Road Networks will be undertaken and funded through the development, informed by consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact) .	Clarification	Shropshire Council A0482
MM217	Page 271	Policy S16.1 Schedule S16.1(i) Site SHR057 & SHR177 6th paragraph	Either on or off site contributions are made towards the delivery of additional playing pitch provision in line with the Council's Playing Pitch and Outdoor Strategy. <u>These playing fields are managed and maintained in perpetuity by way of legal agreement.</u>	Clarification	Shropshire Council A0124
MM218	Page 272	Policy S16.1 Schedule S16.1(i) Site SHR060, SHR158 & SHR161 4th paragraph	The quality, design, mix and layout of housing provided will be informed by site constraints and opportunities, identified local needs and relevant policies of this Local Plan. <u>In addition to meeting local needs, 300 of the dwellings on this site constitute part of the contribution to the unmet housing need forecast to arise in the Black Country.</u>	Responds to Planning Inspectors Interim Findings Correction	Responds to Planning Inspectors Interim Findings Shropshire Council
MM219	Page 272	Policy S16.1 Schedule S16.1(i) Site SHR060, SHR158 & SHR161 5th paragraph	To the north of the site, opportunities for the enhancement of the town's Park and Ride offer will be delivered, linked to the Council's Park and Ride Strategy. A minimum of 5 hectares of employment land will be provided, utilising opportunities associated with the creation of any new Park and Ride facility, and focussing on the delivery of high quality and flexible employment provision, supporting the objectives of Policy SP13SP12 .	Responds to Planning Inspectors Interim Findings Correction	Responds to Planning Inspectors Interim Findings Shropshire Council
MM220	Page 273	Policy S16.1 Schedule S16.1(i) Site SHR060, SHR158 & SHR161 9th paragraph	Appropriate vehicular access points will be provided from both Mytton Oak Road and Hanwood Road and will support the creation of a circular link road sufficient to sustain a bus route, potentially linked to the creation of a new Park and Ride facility to the north of the site. All necessary improvements to the Local and Strategic Road Networks will be undertaken and funded through the development, informed by consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact) .	Clarification	Shropshire Council A0482
MM221	Page 273	Policy S16.1 Schedule S16.1(i) Site SHR060, SHR158 & SHR161 New paragraph following that regarding a park and ride	<u>Either on or off site contributions are made towards the delivery of additional playing pitch provision in line with the Council's Playing Pitch and Outdoor Strategy. These playing fields are managed and maintained in perpetuity by way of legal agreement.</u>	Consistency and Clarification	Shropshire Council A0124
MM222	Page 274	Policy S16.1 Schedule S16.1(i) Site SHR145 1st paragraph	Appropriate vehicular access will be provided off Hereford Road to serve the development and the adjacent park and ride site. All necessary improvements to the local and strategic road network will be undertaken, informed by consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact) .	Clarification	Shropshire Council A0482
MM223	Page 275	Policy S16.1 Schedule S16.1(i) Site SHR173 6th paragraph	A sustainable movement strategy is delivered, incorporating appropriate access from Ellesmere Road as well as the delivery of a suitable internal road network. All necessary improvements to the Local and Strategic Road Networks will be undertaken and funded through the development, informed by consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact) ;	Clarification	Shropshire Council A0482

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MM224	Page 275	Policy S16.1 Schedule S16.1(i) Site SHR173 9th paragraph	Either on or off site contributions are made towards the delivery of additional playing pitch provision in line with the Council's Playing Pitch and Outdoor Strategy. <u>These playing fields are managed and maintained in perpetuity by way of legal agreement.</u>	Clarification	Shropshire Council A0124
MM225	Page 276	Policy S16.1 Schedule S16.1(ii) Site SHR166 2nd paragraph	The site is capable of delivering a range of employment uses, including B2 and B8, although the strategic nature of the site lends itself to the development of high quality uses capable of generating a significant number of jobs, in line with the Shropshire Economic Growth Strategy and Policy ies <u>SP12 and SP13.</u>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM226	Page 276	Policy S16.1 Schedule S16.1(ii) Site SHR166 3rd paragraph	An appropriate vehicular access will be created from the A49 and all necessary improvements to the Local and Strategic Road Networks will be undertaken, informed by consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact).	Clarification	Shropshire Council A0482
MM227	Page 276	Policy S16.1 Schedule S16.1(ii) Site SHR166 7th paragraph	A heritage assessment will be required to inform the site's layout and massing, and the site must be read within the context of its <u>location within the settings of a number of designated heritage assets on</u> Haughmond Hill, including <u>and Queen Eleanor's Bower ringwork, both Scheduled Monuments. A masterplan should be prepared to guide the design of development, including building height and materials, based on the outcome of this heritage assessment.</u> The heritage assessment will also address any impact on non-designated archaeology potentially on site. <u>Any loss of, or harm to, non-designated archaeological features will be mitigated by a comprehensive excavation of the site prior to the commencement of development, the results of which should be made publicly accessible.</u>	Clarification	Shropshire Council A0348
Page 1926 MM228	Page 278	Policy S16.1 Explanation Paragraph 5.225	The strategy also reflects the potential development opportunities presented by the delivery of the North West Relief Road (NWRR). The NWRR is proposed to deliver a new single carriageway road linking the northern and western parts of the town between the Ellesmere Road and Churncote roundabouts. The NWRR will be subject to a planning application in 2021, and whilst the Local Plan does not pre-determine the outcome of these considerations, it is appropriate for the NWRR to provide important context regarding the delivery of development given the extent of the plan period to 2038. Of most direct consequence, development allocated at Ellesmere Road (SHR173) will only commence when the NWRR is operational, in light of the direct traffic mitigation the proposed NWRR is forecast to achieve as a result of the reduction in cross town movements. Policy S16 also identifies the potential for additional windfall commercial development between the development boundary and the NWRR once constructed, where an appropriate access can be achieved. In looking at commercial windfall opportunities in this area particular regard will be had to the objectives of relevant Whole Estate Plans where they have been endorsed by the Council as a material planning consideration in line with Policy SP15. It is also recognised given the role of the town as a strategic centre, there may be other commercial opportunities arising during the lifetime of the Plan on land not allocated for this purpose. In these circumstances the Plan supports commercial windfall development where this is in line with Policy <u>ies SP12 and SP13.</u>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM229	Page 279	Policy S16.2 Paragraph 6	Mitigation measures will be required to remove any adverse effect from increased recreational pressure arising from development in Bayston Hill and Cross Houses on the Bomere and Shomere Pools Ramsar site and for Cross Houses on the Berrington Pool Ramsar site in accordance with Policies PD12, DP14 and DP15. Mitigation measures will be required to remove any adverse effect from increased recreational pressure arising from development in Baschurch on the Cole Mere Ramsar site in accordance with Policies DP12, DP14 and DP15 and for water quality and quantity on the Fenemere Ramsar site. Mitigation measures will be required to remove any adverse effect from increased recreational pressure arising from development in Hanwood and Longden on Stiperstones and Hollies SAC in accordance with Policies DP12, DP14 and DP15. Mitigation measures for recreational and water quality and quantity impacts are identified in the Plan Habitat Regulations Assessment (HRA) and supporting documents.	Clarification	Shropshire Council
MM230	Page 276	Policy S16.2 Schedule S16.2(i) Site BAY039 1st paragraph	The development will incorporate an appropriate access and make any necessary improvements to the local and strategic road network, informed by consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact).	Clarification	Shropshire Council A0482

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MM231	Page 283	Policy S16.2 Schedule S16.2(i) Site BOM020 5th paragraph	Acoustic design, layout, green infrastructure and appropriate building materials will be used to appropriately manage noise from Shrewsbury Road. <u>Any development proposals should include a ball strike assessment to evaluate the risk arising from cricketing activities on the sports pitch to the south of the site. Any mitigation measures identified in the assessment should be maintained in perpetuity.</u>	Clarification	Shropshire Council A0124
MM232	Page 283	Policy S16.2 Schedule S16.2(i) Site FRD011 3rd paragraph	Any other necessary improvements to the local and strategic road network will be undertaken, informed by consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact).	Clarification	Shropshire Council A0482
MM233	Page 294	Policy S17.4 Explanation Paragraph 5.250	RAF Shawbury is an important defence establishment, training students from across the UK Armed Services and international partners <u>an important defence establishment, training students from across the UK Armed Services and international partners</u> key Royal Airforce Training Facility, adjoining Shawbury village's north-western development boundary. <u>Development in Shawbury village and within designated MOD safeguarding zones for this facility should specify that ensure future occupiers are aware that military aircraft may be seen and heard operating in the area and aircraft may overfly the site.</u>	Clarification	Shropshire Council A0600
MM234	Page 300	Policy S18.2 Schedule S18.2(i) Site PPW025 4th paragraph	A proportionate Heritage Impact Assessment should be carried out and its recommendations taken into account with respect to the impact of development on the significance of the Prees Conservation Area and its setting and the significance, including the setting, of any other heritage assets within proximity of the site. including Tudor House and associated barn. <u>The design of the new development should be comparable in scale and form to adjacent buildings within the Conservation Area, particularly with respect to layout, scale, form and materials and should include a landscape buffer to the heritage assets to the south of the site.</u>	Clarification	Shropshire Council A0348
MM235	Page 302	Policy S19 Paragraph 3	To inform this redevelopment, a comprehensive masterplan <u>and phasing strategy</u> will be prepared for the site and then adopted by Shropshire Council <u>as material planning considerations</u> . The masterplan, <u>phasing strategy</u> and resultant redevelopment will comply with the following site guidelines:	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM236	Page 302	Policy S19 Paragraph 3 (a)	The quantity, <u>and quality of,</u> design, <u>and the</u> mix and layout of housing provided on the site will be informed by site constraints and opportunities, identified local needs and relevant policies of this Local Plan.	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM237	Page 302	Policy S19 Paragraph 3 (c)	The local centre will comprise of an appropriate range of commercial uses (likely to include a family pub plus convenience store and a small number of modest retail units) to serve the new settlements community on land fronting the A41. The local centre will ensure future occupiers of the site benefit from access to local facilities, as <u>as</u> such its timely provision is an important consideration and will be directly linked to provision of housing on the site <u>and therefore will be reflected in the phasing strategy.</u>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM238	Page 302	Policy S19 Paragraph 3 (d)	Green infrastructure <u>and open space</u> provision will be of an appropriate quantity and quality. Its location will protect and enhance key green infrastructure corridors and networks <u>and areas of public open space</u> on and around the site and existing areas of public open space. <u>In accordance with Policy DP15, existing playing fields on the site and associated facilities should be retained or replaced by equivalent or better provision in terms of quantity and quality in a suitable location, preferably on-site. Similarly, any additional need for playing pitches and associated facilities arising from this development should also be met, preferably on-site. These playing fields will be managed and maintained in perpetuity by way of legal agreement.</u>	Responds to Planning Inspectors Interim Findings	Shropshire Council A0124 Responds to Planning Inspectors Interim Findings
MM239	Page 302	Policy S19 Paragraph 3 (e)	1ha of land will be provided for a primary school, <u>the timing for the transfer of this land will be set out in the phasing strategy.</u> This will enable Buntingsdale School and Stoke on Tern Primary School to merge on the site and crucially, <u>serve the needs of the new development.</u>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM240	Page 302	Policy S19 Paragraph 3 (f)	Any necessary improvements will be undertaken in order to achieve appropriate access points into both the eastern and western portions of the site. Any necessary improvements to the local and strategic road network including the A41/A53 Tern Hill roundabout will also be undertaken, informed by consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact). Any necessary recommendations from an air quality assessment of the impact of increased vehicular movements from this development on Tern Hill roundabout will be implemented.	Clarification	Shropshire Council A0482

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MM241	Page 303	Policy S19 Paragraph 3 (h)	Acoustic design, layout and appropriate building materials (including where necessary appropriate glazing, ventilation and acoustic barriers) will be used to appropriately manage <u>the impact of</u> noise arising from the adjacent airfield and nearby roads <u>on residents and other users of the site.</u>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM242	Page 303	Policy S19 Paragraph 3 (j)	Any contaminated land on the site will be appropriately <u>remediated and</u> managed.	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM243	Page 303	Policy S19 Paragraph 3 (k)	The nearby River Tern and RAF Tern Hill Local Wildlife Sites will be appropriately buffered. Ancient woodland and priority habitats on the site will be retained and an appropriately buffered. A sustainable juxtaposition will be created between <u>the</u> built form and trees <u>and hedgerows.</u>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM244	Page 303	Policy S19 Paragraph 3 (m)	The site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding development from the affected areas of the site, which will <u>then</u> form part of the Green Infrastructure network. Development will also be excluded from the small portions of the site located in Flood Zones 2 and/or 3. Flood and water management measures must not displace water elsewhere.	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM245	Page 303	Policy S19 Explanation New Paragraphs between existing paragraphs 6.5 and 6.6	<p><u>Clive Barracks, Tern Hill will be the subject of a comprehensive mixed-use redevelopment to provide a range of local services and facilities, around 750 dwellings, around 6ha of employment land and extensive open space and green infrastructure. It is important that this mix of uses is achieved in order to create a sustainable and thriving new settlement. Paragraphs 3a-3d of this policy provide further detail on this mix of uses and document specific requirements for each; Paragraphs 3e-3m then address other key requirements of the development. These requirements are consistent with and intended to be read and applied alongside the requirements of the other policies of the Local Plan.</u></p> <p><u>Paragraph 3a of this policy addresses housing, which will represent a significant component of the development of the site. It specifies that the quantity, quality of design, mix and layout of housing must respond to the site and the constraints and opportunities that it presents – many of which are drawn out within the subsequent site guidelines. In so doing, regard must be given to the requirements of other relevant policies within the Local Plan, including SP3, SP5-SP7, DP1-DP3, DP11, DP12, DP14-DP23, DP25, DP27 and DP28. (plus the new policy on meeting the housing needs of older people and those with disabilities and special needs).</u></p> <p><u>Paragraph 3a also requires new housing provision on the site to respond to identified local needs, recognising that one of the primary reasons that Shropshire Council seeks to facilitate appropriate new housing development is to meet the diverse housing needs of our communities. This requirement is consistent with and complementary to the requirements of other Local Plan policies, including Policies SP5-SP7 and DP1-DP3. (plus the new policy on meeting the housing needs of older people and those with disabilities and special needs).</u></p> <p><u>Paragraph 3b of this policy addresses employment, which also represents an intrinsic element of the future development of the site. Paragraph 3b specifies that the delivery of employment will occur alongside the housing development. The phasing will be agreed through the Phasing Strategy during the masterplanning stage and subsequent planning application process.</u></p> <p><u>Paragraph 3b also requires the employment provision on the new Strategic Settlement to be of an appropriate quantity and quality to contribute towards the objectives of the Shropshire Economic Growth Strategy. Paragraph 2 of the policy specifies the quantity of employment land required, specifically around 6ha. With regard to the appropriate quality of employment development, this is defined within relevant policies of the Local Plan, including SP3, SP5, SP6, SP13, SP14, DP11, DP12, DP14-DP23, DP25, DP27 and DP28.</u></p> <p><u>Recognising the need for flexibility to respond to arising opportunities and changing markets; the lead-in period prior to the development of the Clive Barracks, Tern Hill, Strategic Settlement; and the period of time over which this development will occur, the policy provides a level of flexibility about the specific forms of employment to be provided. However, to reiterate, the employment provision will be expected to contribute towards the objectives of the Shropshire Economic Growth Strategy and will also comply with the requirements of the wider policies of the Local Plan, including Policies SP13-SP14.</u></p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings

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MM246	Page 303	Policy S19 Explanation New Paragraphs between existing paragraphs 6.5 and 6.6 (continued)	<p>Paragraph 3c of this policy addresses the new local centre, which will provide a focal point for the new and nearby communities. This local centre will include an appropriate range of commercial uses (likely to include a family pub plus convenience store and a small number of modest retail units) to serve the new settlement's community on land fronting the A41. The specific range of facilities will be determined through the masterplanning and subsequent planning application process. However, it will be sufficient to ensure that the future occupiers benefit from access to a range of local facilities.</p> <p>Furthermore, as specified within Paragraph 3c, the delivery of the local centre will occur alongside and directly linked to the housing development. Specific phasing will be agreed during the masterplanning and subsequent planning application process, however it will be important for these facilities to be available early in the development process.</p> <p>Paragraph 3d of this policy addresses green infrastructure and open space. The policy requires green infrastructure provision and open space provision to be of an appropriate quantity and quality. An appropriate quantity and quality of green infrastructure and open space will be responsive to the site and its specific constraints and opportunities, informed by the masterplanning process. It will also be consistent with the requirements of other relevant policies within the Local Plan, including Policies SP3, and DP14-DP17.</p> <p>Paragraph 3e of this policy addresses primary school provision, which is necessary to meet the future needs of the sites occupiers and also provides an opportunity to enhance provision to the communities in the wider area. This policy specifically requires the provision of 1ha of land for the provision of a primary school on the site. The formation of this new primary school will be funded via developer contributions consistent with Policy DP25 of the Local Plan and potentially complemented by any other identified relevant funding sources. Developer contributions may also be required for other education provision. However, this will be determined through the future masterplanning and planning application process.</p> <p>It is understood that there is currently no requirement for the provision of new healthcare facilities within the site. Should this position change, consideration will be given to the provision of facilities through the masterplanning process and at the planning application stage.</p> <p>Paragraph 3f of this policy addresses highway matters. It requires development of the Strategic Settlement to be accompanied by any necessary improvements in order to achieve appropriate access points into both the eastern and western portions of the site (which is sub-divided by the A41) and any necessary improvements to the local and strategic road network. One particular improvement that will be required to the strategic road network is an upgrade to the A41/A53 Tern Hill roundabout. Improvements to highway infrastructure will be informed by and positively respond to an appropriate transport assessment Local Plan Policy DP28 provides guidance on what constitutes an appropriate transport assessment. In summary, this is an assessment which employs a methodology and reaches conclusions that are agreed by the Local Highway Authority and where relevant, National Highways.</p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings

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MM247	Page 303	Policy S19 Explanation New Paragraphs between existing paragraphs 6.5 and 6.6 (further continued)	<p><u>Paragraph 3f of this policy also requires an air quality assessment of the impact of increased vehicular movements from this development on Tern Hill roundabout. The scope and suitability of this assessment and any necessary mitigation resulting from its recommendations must be consistent with the requirements of Local Plan Policy DP18 and will be considered through the planning application process.</u></p> <p><u>Paragraphs 3h and 3i also both relate to pollution and public amenity matters. Specifically, Paragraph 3h relates to noise and Paragraph 3i relates to contaminated land.</u></p> <p><u>Noise is an important consideration on the Clive Barracks, Tern Hill, Strategic Settlement due to its location adjoining an active airfield and in proximity to both the A41 and A53. Paragraph 3h of this policy identifies a number of mechanisms that will be utilised to appropriately manage noise, these are acoustic design, layout and appropriate building materials (including where necessary appropriate glazing, ventilation and acoustic barriers). However, other mechanisms may be appropriate to complement those identified within the policy. The specific package of measures and their appropriateness will be informed by a noise assessment, which must be consistent with the requirements of Policy DP18 and will be considered during the planning application process.</u></p> <p><u>Contaminated land is also an important consideration on this site, given the past defence uses that have taken place. Paragraph 3j of this policy specifies that any contaminated land will be appropriately remediated and managed. The identification and appropriate remediation and management of contaminated land will be informed by an appropriate assessment, which must be consistent with the requirements of Policy DP18 and will be considered during the planning application process.</u></p> <p><u>Paragraph 3g of this policy relates to pedestrian and cycle infrastructure. The policy specifies that appropriate pedestrian and cycle links will be provided to and through the site, with particular links to the proposed primary school and local centre. Provision will also specifically include the enhancement of the underpass of the A41 in order to provide effective and attractive pedestrian and cycle link between the north-eastern and south-western components of the Strategic Settlement. These links must be consistent with the requirements of other relevant policies within the Local Plan, including Policies SP3, DP25 and DP28.</u></p> <p><u>Appropriate pedestrian and cycle links to and from the site will provide connectivity into the wider pedestrian and cycle network, allowing residents of the Strategic Settlement and those living in the surrounding area to walk and cycle between the Strategic Settlement and the surrounding area.</u></p> <p><u>Appropriate pedestrian and cycle link within the site will provide future residents (and those coming into the Strategic Settlement) with the opportunity to utilise these active modes of transport to access the local centre, employment provision, open space, and any other key locations within the Strategic Settlement.</u></p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM248	Page 303	Policy S19 Explanation New Paragraphs between existing paragraphs 6.5 and 6.6 (further continued 2)	<p><u>Paragraph 3i of this policy recognises the relationship between the Clive Barracks, Tern Hill, Strategic Settlement and the adjoining Airfield. It provides certainty that development of the Strategic Settlement will not impede the operation of the airfield and associated transmitter/receiver facilities. This will be informed by engagement with the MOD during the masterplanning and planning application process.</u></p> <p><u>The Clive Barracks, Tern Hill, Strategic Settlement contains and is in proximity to a wide range of natural environment assets. As specified within Paragraph 3k of this policy, it is important for these assets to be protected and appropriately buffered when development occurs. The protection and appropriate buffering of a natural environment asset must be responsive to the relevant asset and consistent with the requirements of other relevant Policies in this Local Plan, including Policies DP12 and DP14-DP16.</u></p> <p><u>Paragraph 3k also requires a sustainable juxtaposition between built form and trees and hedgerow to be created, which will be informed by the masterplanning and planning application process. In so doing, the development must be consistent with the requirements of other relevant Policies in this Local Plan, including Policies DP12 and DP14-DP16.</u></p> <p><u>Paragraph 3l of this policy requires the design and layout of new development to reflect and respect the sites heritage, heritage assets on the site and any relationship to heritage assets in the wider area. Other Local Plan policies also address the protection of our historic environment and the requirements of these policies must also be complied with, including Policy DP23.</u></p> <p><u>Paragraph 3m of this policy requires the development of the Clive Barracks, Tern Hill, Strategic Settlement to incorporate appropriate sustainable drainage. Appropriate sustainable drainage will be informed by a sustainable drainage strategy prepared for the site which is compliant with the requirements of other policies in the Local Plan, including Policy DP22.</u></p> <p><u>Paragraph 3m of this policy also specifies that new development will be excluded from areas where residual surface water flood risk remains and area located within flood zones 2 and/or 3. This requirement is consistent with and complementary to the requirements of Policy DP21 of the Local Plan.</u></p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM249	Page 304	Policy S20 Paragraph 2	The new settlement will be formed through a comprehensive mixed-use redevelopment of the site to provide a range of local services and facilities, around 1,000 dwellings, around 6ha of employment land and extensive green infrastructure. <u>600 of the dwellings on this site form part of the contribution to the unmet housing need forecast to arise in the Black Country.</u>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings

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MM250	Page 304	Policy S20 Paragraph 3 (d).	d) Green infrastructure provision will be of an appropriate quantity and quality. Its location will protect and enhance key green infrastructure corridors and networks on and around the site and existing areas of public open space. <u>In accordance with Policy DP15, existing playing fields on the site and associated facilities should be retained or replaced by equivalent or better provision in terms of quantity and quality in a suitable location, preferably on-site. Similarly, any additional need for playing pitches and associated facilities arising from this development should also be met, preferably on-site. These playing fields will be managed and maintained in perpetuity by way of legal agreement.</u>	Clarification	Shropshire Council A0124
MM251	Page 304	Policy S20 Paragraph 3 (g)	Any necessary improvements to the local and strategic road network will be undertaken, informed by consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact).	Clarification	Shropshire Council A0482
MM252	Page 307	Policy S21 Introduction	7. Strategic Site Policy 7.1. This section of the Local Plan contains the policy relating to the Strategic Site at RAF Cosford.	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM253	Pages 307-308	Policy S21	S21. Strategic Site: RAF Cosford 1. RAF Cosford will become a strategic site, complementing and enabling growth aspirations in the east of the County. Employment and training provision on this strategic site will facilitate the sustainable growth of the local economy and contribute to meeting the employment needs of nearby Albrighton. 2. The strategic site consists of around 221ha of land, over half of which is previously developed. The site is inset in the Green Belt, in recognition of its existing and future operational areas and requirements. However, Green Belt is retained between Cosford and Albrighton to maintain a strategic gap, in recognition of their unique identities and characteristics and the operational requirements of the Strategic Site. The location and extent of the site is identified on the Policies Map. 3. The strategic site will build upon its existing role as a centre of excellence for both UK and International Defence Training, host a specialist aviation academy, support opportunities to co-locate other Ministry of Defence units and activities, facilitate the intensification and expansion of the RAF Museum Cosford and allow the formation of a new headquarters for the Midlands Air Ambulance Charity. These complementary uses will each benefit from their co-location and support the establishment of an internationally renowned facility. 4. Development of the various elements of this site will be coordinated and complementary. This will be informed by the preparation of detailed masterplans for each element of the site, informed by proactive engagement, including with relevant landowners/occupiers of the wider Strategic Site, and will subsequently be adopted by Shropshire Council. These masterplans and any resultant development will comply with the following site guidelines:- a. Any new development required to support Ministry of Defence activities will through their design, layout and use of green infrastructure, complement the high quality character of the existing site. b. The element of the site identified on Figure S21.1 for the Midlands Air Ambulance Charity headquarters and its ancillary uses will be used only for this purpose. Development and use of this element of the site must not adversely impact on Ministry of Defence operations at RAF Cosford. The northern boundary of this component of the site will be subject to substantial appropriate boundary landscaping in order to create a defensible Green Belt boundary. The headquarters building and ancillary uses will be of high quality and sustainable design, creating a fitting home for this much valued charity. c. Any new development required to support the expansion of The RAF Museum Cosford will be of a high quality design and layout which will complement existing iconic museum buildings and the relationship with an operational airfield. d. Where development increases use of Cosford Railway Station, commensurate and viable improvements to the railway station, station cycle parking and station car parking will be provided to support sustainable travel to and from the development and the wider strategic site. e. Appropriate improvements to existing access points will be undertaken and any additional access points and vehicular links within the site will be appropriately designed and constructed. f. Any necessary improvements to the local and strategic road network will be undertaken, informed by consultation with Highways England and an appropriate Transport Assessment (including consideration of cumulative impact).	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings

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MM254	Pages 307-308	Policy S21 (continued)	<p>g. Appropriate pedestrian and cycle links will be provided through the site, taking into account that public access is restricted within parts of the site. This should include improvements to the existing links between the railway station, The RAF Museum Cosford and new Midlands Air Ambulance Charity headquarters. Consideration should also be given to opportunities for improvements to pedestrian and cycle links into Albrighton.</p> <p>h. Existing open space, sports and recreational buildings and land, including playing fields, will be maintained, unless an assessment concludes that it is clearly surplus to requirements or equivalent/better provision is made, in terms of quantity and quality in a suitable location.</p> <p>i. Appropriate green infrastructure provision will be made, including areas of public open space (taking into account that public access is restricted within parts of the site). Green infrastructure provision will incorporate and enhance the key green infrastructure corridors and networks within and in proximity of the site.</p> <p>j. Natural environment assets on and in proximity to the site, including mature trees, hedgerows and priority habitats will be retained and appropriately buffered. Appropriate provision will also be made for protected species, where relevant.</p> <p>k. The high quality design and layout of new development proposals will reflect and respect the site's heritage, heritage assets on the site and any relationship with heritage assets within the wider area. Listed and locally important buildings on the site will be sympathetically retained, enhanced/maintained and adaptively reused.</p> <p>l. Noise, odour and any contaminated land will be appropriately considered and if necessary mitigated.</p> <p>m. Any new development on the site will incorporate appropriate sustainable drainage, informed by a sustainable drainage strategy. Any residual surface water flood risk will be managed by excluding new development from the affected areas. New development will also be excluded from the very small portion of the site located in flood zones 2 and/or 3. Flood and water management measures must not displace water elsewhere.</p> <p>n. Opportunities to reinforce Green Belt boundaries, reduce and mitigate impacts on the Green Belt and enhance beneficial use of the Green Belt will be included as part of any new development proposals as set out in Green Belt Policy SP11. Compensatory provision to the Green Belt will include appropriate additional planting to improve visual amenity and biodiversity and creation of linkages to green infrastructure networks and corridors beyond the site.</p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
Page 1932 MM255	Pages 308-311	Policy S21 Explanation	<p>Explanation</p> <p>7.2. RAF Cosford is a military base and airfield located wholly in the Green Belt, to the north west of Albrighton. The site is also occupied by the Midlands Air Ambulance Charity, West Midlands Police and the renowned RAF Museum Cosford.</p> <p>7.3. RAF Cosford is currently a major part of the Defence College of Technical Training (DCTT). It is at the centre of the RAF's mission to deliver flexible, affordable, modern and effective technical training that meets the needs of the UK's Armed Forces now and into the future.</p> <p>7.4. The Ministry of Defence (MOD) is undertaking a 'Defence Optimisation Programme' the aim of which is to create a smaller and significantly better estate that effectively supports our armed forces, and their role in protecting the security, independence and interests of the UK at home and abroad.</p> <p>7.5. Within this review, as a result of its strategic location, existing built estate, the important role the site plays in defence training and its future potential, RAF Cosford has been designated a 'receiver site' and will have an important role to play in the future optimisation of the MOD estate.</p> <p>7.6. Cosford has since been referenced within the 'Better Defence Estate Strategy' as centre of excellence for both UK and International Defence Training. The document also refers to the relocation of 4 School of Technical Training from MOD St Athan to RAF Cosford.</p> <p>7.7. Furthermore, as part of its future strategy, the DCTT is reviewing capacity at RAF Cosford, linked to their aspiration to exploit opportunities for technical training consolidation. Whilst this work is ongoing, estimates from DCTT high level strategic estate planning indicate that over the next 10+ years RAF Cosford would see in the region of an additional 1,500 people (staff and student population), although this could potentially increase further dependant on the outcome of the ongoing work.</p> <p>7.8. Work is also being undertaken by the MOD to capture and consolidate information on the feasibility of other potential non-DCTT moves to RAF Cosford.</p> <p>7.9. To support these various activities, there will be a need to intensify the use of existing facilities and undertake new development to provide additional necessary facilities. This will likely include additional training facilities, technical accommodation and domestic accommodation.</p> <p>7.10. Plans to form a specialist aviation academy, called the Whittle Engineering Academy, at RAF Cosford have recently been announced by the Aviation Skills Partnership in collaboration with Midlands Engine, the RAF, Air Cadets and Telford College. This is a major initiative to address demand for trained entrants to the Aviation Industry across all jobs, roles and skills in accordance with the Government's Green Paper Aviation 2050: The Future of UK Aviation. It also further elevates the importance of this location for UK aviation and potentially creates hundreds of new jobs at the site.</p> <p>7.11. The RAF Museum Cosford is dedicated to the history of aviation and in particular the RAF. As such the museum provides an important record of our aviation and RAF history, whilst also representing a nationally significant visitor attraction. The RAF Museum Cosford also hosts the ever popular Cosford Air Show. The RAF Museum Cosford have announced ambitious plans for a £40 million investment programme over 10 years to intensify and expand the museum site.</p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings

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MM256	Pages 308-311	Policy S21 Explanation (continued)	<p>7.12. The Midlands Air Ambulance Charity (MAAC) currently operates and funds three air ambulances covering six Midlands counties including Gloucestershire, Herefordshire, Shropshire, Staffordshire, Worcestershire and the West Midlands. The area is home to around 6 million people and since 1991, the Charity have undertaken over 50,000 missions, making them one of the busiest ambulance services in the UK.</p> <p>7.13. The charity responds to some of the most traumatic incidents including cardiac arrests, road traffic collisions and sports injuries. The aircraft reaches remote locations to attend to patients unreachable by land ambulance. The air ambulance is an essential and emergency public service.</p> <p>7.14. The MAAC require a new headquarters in order to combine two of their The MAAC requires a new headquarters to future proof the region's essential helicopter led emergency services and accommodate the projected 4% annual increase in demand for the service. The co-location of facilities at this new headquarters will enable the charity to optimise all aspects of its operations, including medical, training and charitable ancillary services.</p> <p>7.15. The new MAAC headquarters will act as the hub for operations, supplemented by a series of regional sites across the six Counties of Gloucestershire, Herefordshire, Shropshire, Staffordshire, the West Midlands and Worcestershire. When combined, the service network will maximize the efficiency of the charity and increase capacity via extended operating schedules. Alongside providing enhanced service provision, the new MAAC headquarters will support the sustainability of the charity, for example by increasing potential for community engagement and events, whilst providing a high-quality modern training facility and permanent office accommodation.</p> <p>7.16. The location identified for the new MAAC headquarters and associated facilities within the RAF Cosford Strategic Site is identified on Figure S21.1 below. This area is defined by Neachley Lane to the east, the railway line to the south, a wooded area to the west and runs through an agricultural field to the north. The Strategic Site guidelines require the establishment of an appropriate northern boundary for this element of the site.</p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM257	Page 315	Appendix 2 Paragraph A2.2	<p>Where a SAMDev Plan allocation is 'saved' it will continue to form part of the Local Plan for Shropshire. The 'saved' status applies to the site location, extent, development guidelines and approximate provision figures identified within the SAMDev Plan. <u>The location and extent of these sites is identified on the Policies Map, the development guidelines and approximate provision figures are summarised within the following table.</u></p>	Clarification - for clarity and convenience of all parties relevant aspects of the SAMDev Plan – specifically the development guidelines and approximate provision figures for all proposed 'saved' site allocations are provided.	Shropshire Council
MM258	Pages 316-323	Appendix 2 Schedule A2 - All	<p><i>The list of proposed 'saved' site allocations is updated to reflect build out between the 31st March 2019 and 31st March 2021. See following sub-schedule.</i></p>	Clarification - the list of proposed 'saved' site allocations is updated to reflect build out between the 31st March 2019 and 31 st March 2021.	Shropshire Council
MM259	Pages 316-323	Appendix 2 Schedule A2 - All	<p><i>For clarity and convenience of all parties relevant aspects of the SAMDev Plan – specifically the development guidelines and approximate provision figures for all proposed 'saved' site allocations are provided. See following sub-schedule.</i></p>	Clarification - for clarity and convenience of all parties relevant aspects of the SAMDev Plan – specifically the development guidelines and approximate provision figures for all proposed 'saved' site allocations are provided.	Shropshire Council

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MM260	Page 324	Appendix 3 Schedule A3 Policy SP4	<table border="1" data-bbox="736 226 1620 478"> <tr> <td data-bbox="736 226 842 478">SP4</td> <td data-bbox="842 226 1062 478">Sustainable Development</td> <td data-bbox="1062 226 1620 478"> <ol style="list-style-type: none"> 1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Shropshire Strategic Land Availability Assessment (2018). 4. Shropshire Five Year Housing Land Supply Statement. 5. Shropshire Authority Monitoring Report. </td> </tr> </table>	SP4	Sustainable Development	<ol style="list-style-type: none"> 1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Shropshire Strategic Land Availability Assessment (2018). 4. Shropshire Five Year Housing Land Supply Statement. 5. Shropshire Authority Monitoring Report. 	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings			
SP4	Sustainable Development	<ol style="list-style-type: none"> 1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Shropshire Strategic Land Availability Assessment (2018). 4. Shropshire Five Year Housing Land Supply Statement. 5. Shropshire Authority Monitoring Report. 									
MM261	Page 325	Appendix 3 Schedule A3 Policy SP12	<table border="1" data-bbox="736 556 1620 850"> <tr> <td data-bbox="736 556 842 850">SP12</td> <td data-bbox="842 556 1062 850">Strategic Economic Growth Strategy</td> <td data-bbox="1062 556 1620 850"> <ol style="list-style-type: none"> 1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Shropshire Economic Growth Strategy 2017 – 2021 4. Draft Local Economic Growth Strategies (LEGS) 2020 – 2025: <ol style="list-style-type: none"> a. Bridgnorth LEGS (2020) b. Ludlow LEGS (2020) c. Market Drayton LEGS (2020) d. Oswestry LEGS (2020) e. Whitchurch LEGS (2020) 5. M54 Growth Corridor – Strategic Options Study (2019) </td> </tr> </table>	SP12	Strategic Economic Growth Strategy	<ol style="list-style-type: none"> 1. Local Plan Sustainability Appraisal (2020). 2. Local Plan Habitats Regulations Assessment (2020). 3. Shropshire Economic Growth Strategy 2017 – 2021 4. Draft Local Economic Growth Strategies (LEGS) 2020 – 2025: <ol style="list-style-type: none"> a. Bridgnorth LEGS (2020) b. Ludlow LEGS (2020) c. Market Drayton LEGS (2020) d. Oswestry LEGS (2020) e. Whitchurch LEGS (2020) 5. M54 Growth Corridor – Strategic Options Study (2019) 	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings			
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MM264	Page 333	Appendix 4 Schedule A4 Policy SP2	SP2	Strategic Approach	<p>1. Net additional dwellings in the urban area - Strategic Centre of Shrewsbury, the Principal Centres, the Key Centres and the Strategic Settlements.</p> <p>2. Net additional dwellings in the rural area.</p> <p><u>3. Dwellings completed on sites identified to contribute towards the unmet housing need forecast to arise in the Black Country – 600 of the dwellings on BRD030; 300 of the dwellings on SHR060, SHR158 & SHR161; and 600 of the dwellings on the Former Ironbridge Power Station Strategic Settlement.</u></p> <p>34. Net additional retail floorspace in the urban area - Strategic Centre of Shrewsbury, the Principal Centres, the Key Centres and the Strategic Settlements.</p> <p>45. Amount of floorspace developed for employment by type in the urban area - Strategic Centre of Shrewsbury, the Principal Centres, the Key Centres; <u>and</u> the Strategic Settlements and the Strategic Site.</p> <p>56. Amount of floorspace developed for employment by type in the rural area.</p> <p><u>7. Employment land developed on the site identified to contribute towards the unmet employment land need forecast to arise in the Black Country – 30ha of the employment land on SHF018b & SHF018d.</u></p> <p>68. Progress against programmes and projected identified in the Shropshire <u>Strategic Infrastructure and Investment</u> Implementation Plan and Place Plans.</p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
Page 1935 MM265	Page 334	Appendix 4 Schedule A4 Policy SP4	SP4	Sustainable Development	<p>1. The development management process:</p> <p>a. Granting planning permission for the development of the sites allocated for housing, employment, mixed use and other development in this Local Plan and any formal Neighbourhood Plans.</p> <p>b. Granting planning permission for windfall development on appropriate development sites which comply with the policies of this Local Plan.</p> <p>2. All elements and scales of the development industry operating in Shropshire.</p> <p>1. Net additional dwellings in the urban area - Strategic Centre of Shrewsbury, the Principal Centres, the Key Centres and the Strategic Settlements.</p> <p>2. Net additional dwellings in the rural area.</p> <p>3. Amount of floorspace developed for employment by type in the urban area - Strategic Centre of Shrewsbury, the Principal Centres, the Key Centres, the Strategic Settlements and the Strategic Site.</p> <p>4. Amount of floorspace developed for employment by type in the rural area.</p>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings

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MM266	Page 335	Appendix 4 Schedule A4 Policy SP12	SP12	Shropshire Economic Growth Strategy 1. The adoption and implementation of this policy. 2. The development management process. 3. Implementing the Corporate Plan, Commercial Strategy, Investment Strategy and Communications Strategy with the Shropshire Business Board Plan and other strategies and actions plans. 4. Working in partnership with other organisations, funding bodies, businesses and developers.	1. Business demography profile. 2. Changes to the economic structure of the local economy.	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM267	Page 337	Appendix 4 Schedule A4 New Policy Between Current Policies DP1 and DP2	DP2	<u>Housing Provision for Older People and those with Disabilities and Special Needs</u> 1. <u>The development management process.</u> 2. <u>All elements and scales of the development industry operating in Shropshire.</u>	1. <u>The number of Planning Permissions granted with conditions relating to M4(2) and M4(3) standards.</u> 2. <u>The number of older person specific dwellings permitted in Shropshire.</u>	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings
MM268	Page 342	Appendix 4 Schedule A4 Policy DP31	DP31	Managing Development and Operation of Mineral Sites 1. The development management process.	1. Proportion of planning consents which reference the Policy within Planning conditions. <u>2. Number of Planning Committee Reports / Officer Reports for mineral proposals which reference Policy DP31.</u>	Responds to Minerals & Waste Hearing Session	Hearing (Q59-69)
MM269	Pages 342-343	Appendix 4 Schedule A4 Policies S1-S18	S1-S18	Settlement Policies by Place Plan Area 1. Where relevant, the masterplan processes. 2. The development management process: a. Granting planning permission for the development of the sites allocated for housing, employment, mixed-use and other development in this Local Plan and any formal Neighbourhood Plans. b. Granting planning permission for windfall development on appropriate development sites which comply with the policies of this Local Plan. 3. All elements and scales of the development industry operating in Shropshire. 4. The Shropshire <u>Strategic Infrastructure and Investment Implementation Plan</u> and Place Plan process. 5. The provision of services, facilities and infrastructure, including by Shropshire Council and public and private sector partners.	1. Progress preparing relevant masterplans. 2. Net additional dwellings in the urban area - Strategic Centre of Shrewsbury, the Principal Centres and the Key Centres. 3. Net additional dwellings in the rural area. 4. <u>Dwellings completed on sites identified to contribute towards the unmet housing need forecast to arise in the Black Country – 600 of the dwellings on BRD030; 300 of the dwellings on SHR060, SHR158 & SHR161; and 600 of the dwellings on the Former Ironbridge Power Station Strategic Settlement.</u> 45. Net additional retail floorspace in the urban area - Strategic Centre of Shrewsbury, the Principal Centres and the Key Centres. 56. Amount of floorspace developed for employment by type in the urban area - Strategic Centre of Shrewsbury, the Principal Centres and the Key Centres. 67. Amount of floorspace developed for employment by type in the rural area. 8. <u>Employment land developed on the site identified to contribute towards the unmet employment land need forecast to arise in the Black Country – 30ha of the employment land on SHF018b & SHF018d.</u> 79. Progress against programmes and projected identified in the Shropshire <u>Strategic Infrastructure and Investment Implementation Plan</u> and Place Plans.	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings

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MM270	Page 344	Appendix 4 Schedule A4 Policy S20	<table border="1"> <tr> <td>S20</td> <td>Former Ironbridge Power Station</td> <td> 1. The masterplan process. 2. The development management process. 3. The Shropshire <u>Strategic Infrastructure and Investment Implementation Plan</u> and Place Plan process. 4. All elements and scales of the development industry operating at the Former Ironbridge Power Station. 5. The provision of services, facilities and infrastructure, including by Shropshire Council and public and private sector partners. </td> <td> 1. Progress preparing a masterplan for development of the Strategic Settlement. 2. Net additional dwellings in the Strategic Settlement at the Former Ironbridge Power Station (<u>of which 600 dwellings constitute part of the contribution to unmet housing need forecast to arise within the Black Country</u>). 3. Net additional dwellings in the rural area. 4. Net additional retail floorspace in the Strategic Settlement at the Former Ironbridge Power Station. 5. Amount of floorspace developed for employment by type in the Strategic Settlement at the Former Ironbridge Power Station. 6. Amount of floorspace developed for employment by type in the rural area. 7. Progress against programmes and projected identified in the Shropshire <u>Strategic Infrastructure and Investment Implementation Plan</u> and Place Plans. </td> </tr> </table>	S20	Former Ironbridge Power Station	1. The masterplan process. 2. The development management process. 3. The Shropshire <u>Strategic Infrastructure and Investment Implementation Plan</u> and Place Plan process. 4. All elements and scales of the development industry operating at the Former Ironbridge Power Station. 5. The provision of services, facilities and infrastructure, including by Shropshire Council and public and private sector partners.	1. Progress preparing a masterplan for development of the Strategic Settlement. 2. Net additional dwellings in the Strategic Settlement at the Former Ironbridge Power Station (<u>of which 600 dwellings constitute part of the contribution to unmet housing need forecast to arise within the Black Country</u>). 3. Net additional dwellings in the rural area. 4. Net additional retail floorspace in the Strategic Settlement at the Former Ironbridge Power Station. 5. Amount of floorspace developed for employment by type in the Strategic Settlement at the Former Ironbridge Power Station. 6. Amount of floorspace developed for employment by type in the rural area. 7. Progress against programmes and projected identified in the Shropshire <u>Strategic Infrastructure and Investment Implementation Plan</u> and Place Plans.	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings																							
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MM271	Page 344	Appendix 4 Schedule A4 Policy S21	<table border="1"> <tr> <th colspan="4">Strategic Site Policy</th> </tr> <tr> <td>S21</td> <td>RAF Cosford</td> <td> 1. The masterplan process. 2. The development management process. 3. Those parties operating from the RAF Cosford Strategic Site. </td> <td> 1. Progress preparing masterplans for the various components of the Strategic Site. 2. Planning applications for development at the RAF Cosford Strategic Site. </td> </tr> </table>	Strategic Site Policy				S21	RAF Cosford	1. The masterplan process. 2. The development management process. 3. Those parties operating from the RAF Cosford Strategic Site.	1. Progress preparing masterplans for the various components of the Strategic Site. 2. Planning applications for development at the RAF Cosford Strategic Site.	Responds to Planning Inspectors Interim Findings	Responds to Planning Inspectors Interim Findings																			
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MM274	Page 349	Appendix 6 Paragraph A6.1	<p>Schedule A6 summarises the employment land supply at 31 March 2019 by Place Plan Area. The supply identifies the currently available land in the Strategic Centre, Principal Centres and Key Centres and in all Community Hubs within each Place Plan Area, all Community Clusters within a Place Plan Area and in the wider Countryside within a Place Plan Area, where land has been made available through the planning process. It identifies the completions achieved in 2016/17, 2017/18 and 2018/19 and the various forms of commitments available to achieve the identified employment development guidelines. <u>It also identifies those settlements with employment sites preferred for Recycling and Environmental Industries or employment sites dedicated to a single occupier, further information is provided within relevant sites development guidelines, as documented within either the Schedules of Policies S1-S21 or the Schedules of 'saved' SAMDev Plan allocations as summarised within Appendix 2 of the Local Plan.</u></p>	Responds to Planning Inspectors Interim Findings	ID29 Response / Hearing (Q80)																											
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MM277	Page 359	New Appendix 8: Existing Permitted Quarries	<p>Appendix 8: Existing Permitted Quarries in Shropshire</p> <p>A8.1 Schedule A8 identifies the active quarries within Shropshire (as at 01/04/2023). This list of active quarries will be kept up to date within the Council's Authority Monitoring Report (AMR).</p> <p style="text-align: center;">Schedule A8: Active Quarries in Shropshire</p> <table border="1"> <thead> <tr> <th>Quarry Name</th> <th>Status</th> <th>Operator</th> <th>Location</th> <th>Mineral Type</th> </tr> </thead> <tbody> <tr> <td><u>Bayston Hill Quarry</u></td> <td><u>Operational</u></td> <td><u>Tarmac Ltd</u></td> <td><u>Sharpstone Lane, Bayston Hill, Shrewsbury, Shropshire, SY3 0AW</u></td> <td><u>Crushed Rock</u></td> </tr> <tr> <td><u>Bridgwalton Quarry</u></td> <td><u>Operational</u></td> <td><u>Salop Sand and Gravel Supply Co Ltd</u></td> <td><u>Telegraph Lane, Morville, Bridgnorth, Shropshire, WV16 4RJ</u></td> <td><u>Sand and Gravel</u></td> </tr> <tr> <td><u>Bromfield Quarry</u></td> <td><u>Operational</u></td> <td><u>Bromfield Sand and Gravel</u></td> <td><u>Station Lane, Bromfield, Ludlow, Shropshire, SY8 2JR</u></td> <td><u>Sand and Gravel</u></td> </tr> 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Please Note: Within this track changes document, all Policy/Paragraph references are as within the Submission draft Shropshire Local Plan. However, within the Track Changes Version of the Draft Shropshire Local Plan, policy references will display as at the policy reference at the time of the proposed main modification. This is because policy references constitute hyperlinks to aid navigation of the draft Shropshire Local Plan.

Draft Shropshire Local Plan: Appendix 1: Sub-Schedule of Proposed Main Modifications

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Sub-Schedule Summarising Main Modifications (MM) 255 and 256							
Main Policy Reference	Site Allocation	Settlement	Place Plan	Type	Status	Development Guidelines	Provision
MD5: Sites for Sand and Gravel Working	Wood Lane North Extension	Rural	Ellesmere	Mineral	Saved	<p>Development subject to:</p> <p>1. The completion of a project-level Habitats Regulations Assessment (HRA) in accordance with Policy MD12. Particular regard should be paid to effects on water quality and to impacts arising from sedimentation, hydrological changes and dust on the Cole Mere Ramsar site and the White Mere Ramsar site. Permission will not be granted if adverse effects on the integrity of either site cannot be avoided or mitigated in line with Policy MD12;</p> <p>2. The effects of the development on hydrogeology and hydrology will be a key consideration requiring the submission of detailed measurements and analysis to give an accurate understanding of issues and allow the development of avoidance or mitigation measures;</p> <p>3. Further assessment and mitigation measures to adequately control adverse impacts on the natural environment including dust, sediment and pollution;</p> <p>4. further assessment and appropriate mitigation measures to address potential impacts on protected or priority habitats and species and ecological networks;</p> <p>5. a site restoration scheme which will be designed to deliver significant wildlife and recreation benefits, particularly in relation to the nearby Colemere Ramsar Site;</p> <p>6. further assessment and appropriate mitigation measures to address potential impacts on heritage assets since a there is a Scheduled monument and listed buildings within 700m;</p> <p>7. further consultation and appropriate mitigation measures to reflect the fact that the site is within an airfield safeguarding zone to address the potential safety impact of any plant structures and bird strike issues;</p>	<u>N/A</u>
MD5: Sites for Sand and Gravel Working	Gonsal Extension	Rural	Shrewsbury	Mineral	Saved	<p>Development subject to:</p> <p>1. the creation of a new access to the A49 which would deliver significant local transport benefits over current access arrangements;</p> <p>2. further assessment and appropriate mitigation measures to address potential impacts on residential amenity for properties along the site boundary and the edge of the village of Condover which would be in the prevailing wind (dust and noise issues would require mitigation);</p> <p>3. further assessment and appropriate mitigation measures to address potential impacts on protected or priority habitats and species and ecological networks;</p> <p>4. a site restoration scheme which will be designed to deliver significant wildlife and recreation benefits;</p> <p>5. further assessment and appropriate mitigation measures to address potential impacts on the setting of historic environment assets, including Condover Hall listed building and school (700m) and Condover registered park and garden (100m).</p>	<u>N/A</u>
MD5: Sites for Sand and Gravel Working	Morville Extension	Rural	Bridgnorth	Mineral	Saved	<p>Development subject to:</p> <p>1. further assessment and appropriate mitigation measures to address potential impacts on adjacent residential properties;</p> <p>2. measures to control any potential cumulative impacts associated with concurrent or sequential mineral extraction operations served by the same highway access;</p> <p>3. further assessment and appropriate mitigation measures to address potential impacts on protected or priority habitats and species and ecological networks;</p> <p>4. a site restoration scheme which will be designed to deliver significant wildlife benefits.</p>	<u>N/A</u>
S1: Albrighton	Land at White Acres (ALB003)	Albrighton	Albrighton	Residential	Saved	<p>Development to deliver housing that is capable of occupation by people of retirement age. A proportion of one and two-bed units is sought within the development. Development proposals should respect and enhance the character and significance of the Conservation Area and its setting, and provide an attractive pedestrian route between the High Street and Garridge Close. Vehicular access should accord with the 'Manual for Streets' concept of shared streets with very low vehicular speeds.</p>	<u>20 dwellings</u>
S1: Albrighton	Land east of Shaw Lane (ALB002)	Albrighton	Albrighton	Residential	Saved	<p>The provision of affordable housing as part of the development should have particular emphasis on intermediate affordable housing for local needs, assisting any innovative forms of community-led provision as appropriate. Amongst the market housing, a proportion of one or two bed units will be sought. Development proposals should help provide additional parking in the vicinity of Albrighton railway station. As part of the development, land will be provided on or adjoining the site for open space and leisure facilities including a children's play area, adult football pitch, youth shelter, multi-use games area and leisure centre/sports hall, with good pedestrian connections to the village. Proposals must provide for the long term comprehensive development of this site and facilitate an eventual through-road between Kingswood Road and the northern end of Shaw Lane. The site layout should allow for integration with future development on the safeguarded land over the longer term.</p>	<u>180 dwellings</u>

Main Policy Reference	Site Allocation	Settlement	Place Plan	Type	Status	Development Guidelines	Provision
S2: Bishop's Castle	Schoolhouse Lane East (BISH013)	Bishop's Castle	Bishop's Castle	Residential	Saved	<u>Subject to suitable and satisfactory vehicular access via the B4384, sensitive and careful landscaping to minimise the visual impact when viewed from the AONB and the retention of existing tree and hedge lines where possible.</u>	<u>40 dwellings</u>
S2: Bishop's Castle	Land at Bishops Castle Business Park, Phase 2	Bishop's Castle	Bishop's Castle	Employment	Saved	<u>Site has been re-allocated as the most sustainable location for new employment development and will extend the successful Phase 1 Bishop's Castle Business Park which is reaching full capacity. Committed with detailed permission SS1989/01127 for Class B2 uses the land requires to be made readily available through the provision of highway accesses from Phase 1 and through the servicing of the land into development plots to be marketed to end users.</u>	<u>2.8 hectares of employment land</u>
S2: Bishop's Castle	Timber Yard / Station Yard (BUCK001)	Bucknell	Bishop's Castle	Residential	Saved	<u>Development to deliver a mixed use residential and employment development to provide:</u> i) <u>70 new houses (including 30 houses already permitted in principle) with new employment units and new premises for the existing village shop;</u> ii) <u>new employment units to accommodate existing / new businesses in the town possibly including existing timber yard enterprises.</u>	<u>70 dwellings</u>
S2: Bishop's Castle	Land to the rear of Horseshoe Road (CHIR001)	Chirbury	Bishop's Castle	Residential	Saved	<u>The Parish Council prefer that development should be in at least two phases, be accessed suitably and appropriately from the A490 and that an area of open space, to act as a buffer to the existing properties on Horseshoe Road, is provided.</u>	<u>30 dwellings</u>
S2: Bishop's Castle	Land at Turnpike Meadow (CLUN002)	Clun	Bishop's Castle	Residential	Saved	<u>Development to deliver a minimum of 60 dwellings on a site area with the capacity to deliver an appropriate mix, layout and design of housing and acceptable landscaping and open space provision. Access will be from the B4368 Clun Road forming a suitable junction on the southern boundary of the site. The development should link with the footpath on the northern boundary of the site providing pedestrian access to community facilities and services in the town. There is a need for a specific Flood Risk Assessment to determine whether the development can be delivered within the Flood Zone 1 area on the proposed site. This assessment should investigate the need to reposition the eastern boundary of the site to accommodate the proposed scale of development.</u>	<u>60+ dwellings</u>
S2: Bishop's Castle	South of Telephone Exchange (LYD007)	Lydbury North	Bishop's Castle	Residential	Saved	<u>LYD007 is an undeveloped site within the countryside adjoining the village with frontage to the local access road and bounded by the operational telephone exchange. The site is proposed for the development of smaller 2 or 3 bed dwellings in a terraced layout. The design seeks to provide lower cost, open market housing along with the required affordable housing contribution to satisfy local needs. The design of the development should respect the countryside setting in the AONB and existing residential amenity.</u>	<u>8 dwellings</u>
S2: Bishop's Castle	North of Telephone Exchange (LYD008)	Lydbury North	Bishop's Castle	Residential	Saved	<u>LYD008 is a similar site to LYD007 but is smaller and more closely associated with the built form of the village to the north and west. The site is proposed for the development of larger 3 or 4 bed dwellings in a mixed semi-detached / detached layout. The design seeks to contribute to the mix of dwellings types and sizes to be delivered across the allocations in the village. The design of the development should respect the countryside setting in the AONB and existing residential amenity.</u>	<u>5 dwellings</u>
S2: Bishop's Castle	Former Garage (LYD009)	Lydbury North	Bishop's Castle	Residential	Saved	<u>Brownfield redevelopment opportunity on an under used and visually intrusive former garage site including an existing residential bungalow, which is expected to remain on the site. LYD009 has the benefit of direct vehicular access from the B4385 and should provide a gateway development to enhance the character of the village and its setting within the AONB. The site could accommodate 2 new dwellings subject to dwelling type and size and the impacts of a covenant affecting part of the site.</u>	<u>2 dwellings</u>
S2: Bishop's Castle	Land adjacent to Church Close (LYD011)	Lydbury North	Bishop's Castle	Residential	Saved	<u>LYD011 is a discreet greenfield site enclosed within the built form of the village and located close to the edge of the Conservation Area in the setting of St Michael's and All Angels Church. This site offers the potential for a small, higher value housing development to provide 4 bed detached dwellings. This development is expected to reflect the character of the settlement in terms of plot sizes and dwelling type and design.</u>	<u>4 dwellings</u>
S3: Bridgnorth	Land north of Wenlock Road, Tasley (BRID001/BRID020 b)	Bridgnorth	Bridgnorth	Mixed-Use	Saved	<u>Mixed development of dwellings; retirement or supported housing accommodation; hotel; recreation space and neighbourhood centre comprising local facilities such as a petrol station with small convenience store, day care, health & fitness facilities (this is subject to the relocation of the livestock market and provision of a fully serviced business and industrial estate on sites ELR011b and ELR011a respectively).</u>	<u>200 dwellings</u>
S3: Bridgnorth	Land north of Church Lane, Tasley (BRID020a)	Bridgnorth	Bridgnorth	Residential	Saved	<u>Residential development, subject to the provision of public open space that extends the environmental network and provision of direct access to a new roundabout on the A458 and the protection of Church Lane as a quiet lane shared with pedestrians.</u>	<u>300 dwellings</u>
S3: Bridgnorth	Land at Tasley south of the A458 bypass (ELR011/a)	Bridgnorth	Bridgnorth	Employment	Saved	<u>Development to deliver a business park comprising offices, industrial and warehousing uses (use classes B1, B2, B8 and appropriate sui generis uses) subject to access by means of a new roundabout on the A458 and adequate landscaping.</u>	<u>6.7 hectares of employment land (Net of landscaping)</u>

Main Policy Reference	Site Allocation	Settlement	Place Plan	Type	Status	Development Guidelines	Provision
S3: Bridgnorth	Land at Tasley south of A458 at Tasley (ELR011/b)	Bridgnorth	Bridgnorth	Employment	Saved	<u>Allocated for the relocation of the existing livestock market together with its existing or alternative ancillary uses only. Suitable landscaping and woodland planting will be provided along the site edge.</u>	<u>6.6 hectares of employment land (Net of landscaping)</u>
S3: Bridgnorth	Land at Old Worcester Road (W039)	Bridgnorth	Bridgnorth	Employment	Saved	<u>Allocated for employment uses with a presumption in favour of the development of recycling and environmental industries. A specific Flood Risk Assessment will be required to investigate surface water flow paths within the site, with the objective of implementing appropriate surface water management measures to keep the affected areas in open use.</u>	<u>1.5 hectares of employment land</u>
S3: Bridgnorth	Land opposite 6 Station Road (DITT005)	Ditton Priors	Bridgnorth	Residential	Saved	<u>Development to be small scale and in keeping with the surrounding village character.</u>	<u>12 dwellings</u>
S3: Bridgnorth	Pheasant Inn (NEE001)	Neenton	Bridgnorth	Residential	Deleted		
S3: Bridgnorth	Morville Quarry Extension	Rural	Bridgnorth	Mineral	Saved	<u>Development is subject to appropriate measures to control potential cumulative impacts associated with concurrent or sequential mineral extraction operations in the local area and further assessment and appropriate mitigation measures to address potential adverse impacts on biodiversity and residential amenity.</u>	<u>20.8 (0.7 million tonnes)</u>
S4: Broseley	Land south of Avenue Road ELR017	Broseley	Broseley	Employment	Saved	<u>Site allocated for employment-related development: small scale office, workshop and light industrial uses (B1 use class) with access directly off Avenue Road. Development is subject to the completion of an archaeological assessment and appropriate mitigation measures as required and the layout and design must respect the character and significance of the Conservation Area.</u>	<u>1.3 hectares of employment land</u>
S5: Church Stretton	School Playing Fields (CSTR018)	Church Stretton	Church Stretton	Residential	Deleted		
S5: Church Stretton	Battlefield to rear of Oaks Road/Alison Road (CSTR019)	Church Stretton	Church Stretton	Residential	Saved	<u>Development is subject to satisfactory and appropriate vehicular access which must safeguard protected trees. The design and layout of development must have regard to the setting of the Conservation Area. A site specific Flood Risk Assessment must also be carried out to confirm residual risk arising from the watercourse on the site's northern boundary.</u>	<u>50 dwellings</u>
S5: Church Stretton	Springbank Farm (ELR078)	Church Stretton	Church Stretton	Employment	Saved	<u>Development of class B1 uses will be subject to satisfactory and appropriate vehicular access and ecological assessment. The design and layout of development will need to satisfactorily address topographical, drainage and flood risk issues to be investigated through a specific Flood Risk Assessment to determine the developable area of the site.</u>	<u>1.3 hectares of employment land</u>
S6: Cleobury Mortimer	Land off Tenbury Road (CMO002)	Cleobury Mortimer	Cleobury Mortimer	Residential	Deleted		
S6: Cleobury Mortimer	Land at New House Farm (CMO005)	Cleobury Mortimer	Cleobury Mortimer	Residential	Saved	<u>Development subject to access off Tenbury Road or via adjoining site off Tenbury Road (CMO002). Subject to sensitive design, landscape buffering and screening between new housing development and the Brewery on adjacent land to the south, and an appropriate drainage scheme.</u>	<u>7 dwellings</u>
S6: Cleobury Mortimer	Land adjacent to Cleobury Mortimer Industrial Estate, New House Farm (ELR068CM)	Cleobury Mortimer	Cleobury Mortimer	Employment	Saved	<u>Suitable for the full range of Class B1, B2, B8 employment uses. Development subject to appropriate access off Tenbury Road or via existing estate access and appropriate drainage scheme (part of site with planning permission 12/00782/OUT).</u>	<u>0.7 hectares of employment land</u>
S6: Cleobury Mortimer	Land off Little Stocks Close (KLT001)	Kinlet	Cleobury Mortimer	Residential	Saved	<u>Development subject to access off the B4194. To incorporate foot path connection to existing footpath on Little Stocks Close and sensitive design compatible with existing housing in the village. A 50/50 split of market/affordable housing is sought.</u>	<u>20 dwellings</u>
S6: Cleobury Mortimer	Land adjacent to adjacent to Old Station Business Park (ELR071)	Rural	Cleobury Mortimer	Employment	Saved	<u>Sensitive growth of Class B1, B2, B8 employment uses at Old Station Business Park. Development subject to appropriate access. Should include compensatory screening.</u>	<u>0.3 hectares of employment land</u>
S7: Craven Arms	Land off Watling Street, Craven Arms (CRAV002)	Craven Arms	Craven Arms	Residential	Deleted		

Main Policy Reference	Site Allocation	Settlement	Place Plan	Type	Status	Development Guidelines	Provision
S7: Craven Arms	Land between Watling Street and Brook Road (CRAV003 & CRAV009)	Craven Arms	Craven Arms	Residential	Saved	<u>CRAV003 is the larger site with frontage to Watling Street and will be developed in conjunction with the adjoining site CRAV009 situated to the rear to provide up to a total of 235 dwellings. These combined sites require significant landscaping to ensure the development conserves the landscape and scenic beauty of the surrounding AONB. The proposals should conserve the mature trees within the site. These two sites will require an appropriate scheme for surface water drainage to accommodate runoff from the estate lands to the west. This will necessitate the exclusive use of site CRAV009 for surface water attenuation measures as part of the masterplanning and structural landscaping to facilitate flood storage and discharge/infiltration. This masterplanning may also facilitate pedestrian and emergency vehicular access into the adjoining Craven Arms Business Park to the north. The development is required to widen Watling Street from the current widened highway to the south extending northwards to CRAV003 and potentially to the junction with Long Lane.</u>	<u>235 dwellings</u>
S7: Craven Arms	Land off Watling Street (east) (CRAV004 & CRAV010)	Craven Arms	Craven Arms	Residential	Saved	<u>Site CRAV004 (35 dwellings) is in an elevated position and will require significant landscaping to ensure the development conserves the landscape and scenic beauty of the surrounding AONB. The development of the adjoining site CRAV010 (25 dwellings) will replace the partially finished care home with dwellings to meet local needs. The archaeological significance of both sites must be investigated.</u>	<u>60 dwellings</u>
S7: Craven Arms	Land adjoining Clun Road / Sycamore Close (CRAV024)	Craven Arms	Craven Arms	Residential	Saved	<u>Allocation requires a suitable access from Clun Road with pedestrian and cycling access to the site and ideally linking with site CRAV004 and the adjoining residential development. This steeply sloping site must address surface water runoff to prevent discharge to the highway.</u>	<u>25 dwellings</u>
S7: Craven Arms	Land at Newington Farmstead (CRAV030)	Craven Arms	Craven Arms	Residential	Saved	<u>Allocation will provide key worker accommodation tied to the new EQL abattoir on Newington Food Park to the north. Newington Farmstead and The Lodge (Grade II Listed) are expected to be served from the proposed new junction to the A49 with their existing accesses then being closed to vehicular traffic. Redevelopment and conversion of the farmstead must respect the architectural value of the buildings and conserve the setting of the listed Lodge. Development is also subject to the completion of an archaeological assessment and appropriate mitigation measures as required. Development of this land must also provide significant landscaping to ensure the development conserves the landscape and scenic beauty of the surrounding AONB.</u>	<u>5 dwellings</u>
S7: Craven Arms	Land at Newington Farm (ELR053)	Craven Arms	Craven Arms	Employment	Saved	<u>Allocation dedicated solely for the development of a Class B2 abattoir and processing plant for Euro Quality Lambs (EQL). This is intended to create the Newington Food Park which will also include support services for the operation of the new abattoir and a strategic highway junction with the A49 trunk road constructed in conjunction with the development of site ELR055. This extensive strategic employment allocation requires appropriate schemes for design and materials, flood alleviation, drainage, tree and woodland protection and ecological, archaeological and landscape character mitigation recognising the situation of the site in relation to the strategic flood plain, the Grove parkland and the Area of Outstanding Natural Beauty.</u>	<u>8 hectares of employment land</u>
S7: Craven Arms	Land west of A49 (ELR055)	Craven Arms	Craven Arms	Employment	Saved	<u>Allocation for offices, industrial and warehousing (use classes B1, B2, B8 and appropriate sui generis uses). This site is required to accommodate in part, the proposed new strategic highway junction on the A49 and to help address access issues around the Long Lane level crossing. This site might also afford the opportunity to accommodate other existing employment uses from Corvedale Road. Development of this site should provide services capable of supporting employment development including the provision of the strategic highway junction with the A49 trunk road (in conjunction with site ELR053) and a commercial standard electricity supply. The proposed employment site requires investigation of the ecological and archaeological value of the land and appropriate schemes for surface water and highway drainage and significant landscaping to ensure the development conserves the landscape and scenic beauty of the surrounding AONB.</u>	<u>2.5 hectares of employment land</u>
S7: Craven Arms	Land North of Long Lane	Craven Arms	Craven Arms	Employment	Saved	<u>Site committed for employment uses which is capable of accommodating the development of recycling and environmental industries</u>	<u>3.5 hectares of employment land</u>
S8: Ellesmere	Land South of Ellesmere (ELL003a)	Ellesmere	Ellesmere	Residential	Saved	<u>Development of site is subject to: appropriate impact assessments where necessary, satisfactory access, layout and design. The design of the site will need to satisfactorily address drainage and flood risk issues (in conjunction with ELL003b), including adopting a sequential approach to ensure that more vulnerable uses occupy areas of lowest flood risk, and the character, setting and significance of the Conservation Area will be protected and conserved whilst retaining and enhancing existing ecological features.</u>	<u>250 dwellings</u>
S8: Ellesmere	Land off Grange Road (ELR075)	Ellesmere	Ellesmere	Employment	Saved	<u>Site has been re-allocated to support a key local employer which has a current detailed permission LN2003/00036 for a Class B2 expansion of their existing enterprise on 1.2 hectares of the site. The full extent of the allocated land at 3 hectares may be developed subject to evidence to show the developability of the additional 1.8 hectares of land over and above the current commitment. A specific Flood Risk Assessment is required to investigate the developable area of the site.</u>	<u>3 hectares of employment land</u>

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S8: Ellesmere	Ellesmere Business Park, Phase 2 (ELR074)	Ellesmere	Ellesmere	Employment	Saved	<u>Site has been re-allocated as the most sustainable location for new employment development and will extend the successful Phase 1 Ellesmere Business Park which is reaching full capacity. Committed with outline permission 12/01562/OUT for Class B1/B2/B8 uses the land requires to be made readily available through the provision of a highway access from Phase 1 and through the servicing of the land into development plots to be marketed to end users. Committed for employment uses the site is capable of accommodating the development of recycling and environmental industries.</u>	<u>6.2 hectares of employment land</u>
S8: Ellesmere	Land South of Ellesmere (ELL003b)	Ellesmere	Ellesmere	Leisure / Tourism	Saved	<u>Development of site is subject to: appropriate impact assessments where necessary. The design of the site will need to satisfactorily address drainage and flood risk issues (in conjunction with ELL003a), whilst where possible retaining and enhancing existing ecological features ; and respect the setting of the Ellesmere Conservation area, the proximity of listed buildings at Ellesmere Yard and the setting and character of the Shropshire Union and Llangollen Branch canals. Land allocation is for the purpose of leisure and tourism and comprising various related uses suitable for canalside rather than town centre, such as hotel, marina, leisure centre, touring caravan and log cabin sites, and a garden centre.</u>	<u>18 hectares of employment land</u>
S8: Ellesmere	Land to the West of Cockshutt (CO002a and CO002b)	Cockshutt	Ellesmere	Residential	Saved	<u>Development is subject to further assessment of groundwater flooding issues and appropriate drainage design and measures to avoid the potential for adverse impacts on either the playing field or the Jubilee field, suitable in principle for 10 homes on 2 separate sites of around 5 dwellings.</u>	<u>10 dwellings</u>
S8: Ellesmere	Land at Cockshutt House Farm (CO005) and Land South of Kenwick Road (CO023)	Cockshutt	Ellesmere	Residential	Saved Deleted		
S8: Ellesmere	Land South of Chapel House Farm (CO018)	Cockshutt	Ellesmere	Residential	Saved Deleted		
S8: Ellesmere	Ravenscroft Haulage Site (DUDH006)	Dudleston Heath	Ellesmere	Residential	Saved	<u>Development is subject to satisfactory access, layout and design, suitable in principle for up to 29 dwellings including an existing consent for 9 homes. The layout of the site will need to reflect the presence of a public sewer crossing the site.</u>	<u>20 dwellings</u>
S8: Ellesmere	Land South of Cairndale (TET001)	Tetchill	Ellesmere	Residential	Saved Deleted		
S8: Ellesmere	Land adjacent to St Andrew's Church (WFTN002)	Welsh Frankton	Ellesmere	Residential	Saved Deleted		
S8: Ellesmere	Wood Lane Quarry Extension	Rural	Ellesmere	Mineral	Saved	<u>Further extension of the site is subject to Policy and further assessment of the potential impact on nearby heritage assets.</u>	<u>14.1 (1.4 million tonnes)</u>
S9: Highley	Land off Rhea Hall/Coronation Street (HIGH003)	Highley	Highley	Residential	Deleted		
S10: Ludlow	Land south of Rocks Green (LUD017)	Ludlow	Ludlow	Residential	Saved	<u>Subject to access off the A4117. Should include landscaping to take account of wider setting, provision of open space, contribution to pedestrian/cycle access over A49, and to foot/cycle path to Eco Park. To include provision to enable access to potential future development area to the south.</u>	<u>200 dwellings</u>
S10: Ludlow	Land east of Eco Park (LUD034)	Ludlow	Ludlow	Residential	Saved	<u>Subject to access off Sheet Road and highways improvements if required, landscaping to account of wider setting, provision of open space. To include provision to enable access to potential future development area to the north.</u>	<u>80 dwellings</u>
S10: Ludlow	Land east of Eco Park (ELR059)	Ludlow	Ludlow	Employment	Saved	<u>To accommodate B1 employment use. To incorporate quality of design in keeping with the standards at the existing Eco Park. Subject to access off Sheet Road and highways improvements, if required. To include provision for access to potential future development area to the north.</u>	<u>2.5 hectares of employment land</u>
S10: Ludlow	Land south of Sheet Road (ELR058)	Ludlow	Ludlow	Employment	Saved	<u>To accommodate range of B1/B2/B8 employment uses. Subject to access off Sheet Road and highways improvements, if required. Subject to appropriate design, landscape buffering and screening.</u>	<u>3.5 hectares of employment land</u>
S10: Ludlow	Onibury Farm (ONBY003)	Onibury	Ludlow	Residential	Saved	<u>Subject to access off Back Lane and incorporation of sensitive layout and design in keeping with the adjacent Conservation Area.</u>	<u>8 dwellings</u>

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S11: Market Drayton	Land off Rush Lane (West) MD030 (part)	Market Drayton	Market Drayton	Residential	Saved	<u>Subject to development being part of a coordinated scheme and to include access improvements, cycle and pedestrian links towards the town centre, provision of open space and a landscaped buffer along the A53 bypass.</u>	<u>110 dwellings</u>
S11: Market Drayton	Land off Rush Lane (East) MD030 (part)	Market Drayton	Market Drayton	Residential	Saved	<u>Subject to development being part of a coordinated scheme and to include access improvements with potential for a new access off the A53, cycle and pedestrian links towards the town centre, provision of flood mitigation measures, open space and a landscaped buffer along the A53 bypass.</u>	<u>214 dwellings</u>
S11: Market Drayton	Land between Croft Way and Greenfields Lane (MD010 and MD028)	Market Drayton	Market Drayton	Residential	Saved	<u>Subject to development being part of a coordinated scheme and to include access improvements to Greenfields Lane, footpath and cycle links through the site towards Greenfields Lane and the former railway towards the town centre and provision of open space.</u>	<u>76 dwellings</u>
S11: Market Drayton	Sych Farm (Phase 2) ELR023/ELR024	Market Drayton	Market Drayton	Employment	Saved	<u>Development to serve a full range of Class B uses including the development of recycling and environmental industries, subject to the provision of a suitable and safe highway access and drainage/flood alleviation measures requiring a specific Flood Risk Assessment to investigate flood risk across the site and the potential to adjust the site boundary to accommodate the proposed development within the developable area of the site.</u>	<u>16 hectares of employment land</u>
S11: Market Drayton	Land West of Manor Farm Drive (HIN002)	Hinstock	Market Drayton	Residential	Saved	<u>Development of bungalows is sought. Development subject to satisfactory access, layout and design.</u>	<u>8 dwellings</u>
S11: Market Drayton	Land at Bearcroft (HIN009)	Hinstock	Market Drayton	Residential	Saved Deleted		
S11: Market Drayton	Land to rear of Shrewsbury Street (HOD009)	Hodnet	Market Drayton	Residential	Saved	<u>Subject to the provision of a new access off Station Road, the provision of a village green fronting Station Road, the enhancement of the public footpath which runs along the back of the existing properties and the provision of a footway between the new road junction at Station Road and Shrewsbury Street. Site is within the Hodnet Conservation Area and development will need to have regard to this in accordance with national and local policy.</u>	<u>10 dwellings</u>
S11: Market Drayton	Land off Station Road (HOD010)	Hodnet	Market Drayton	Residential	Saved	<u>Low density development subject to the provision of a new access off Station Road, the provision of a village green fronting Station Road, the enhancement of the public footpath which runs along the back of existing properties and the provision of a new footway between the new road junction at Station Road and Shrewsbury Road. Sustainable drainage techniques should be used in accordance with Policy CS18 for the disposal of surface water from the site and any surface water draining to a watercourse should be limited by on site storage, if necessary.</u>	<u>30 dwellings</u>
S11: Market Drayton	Shrewsbury Street Farm (HOD011)	Hodnet	Market Drayton	Residential	Saved	<u>Development of terraced dwellings. Site is within the Hodnet Conservation Area and development will need to have regard to this in accordance with national and local policy.</u>	<u>10 dwellings</u>
S11: Market Drayton	Part of land off Dutton Close (STH002)	Stoke Heath	Market Drayton	Residential	Saved	<u>Development of northern part of site, adjoining Dutton Close and incorporating redevelopment of disused social club. A mix of housing is sought. Subject to retention of existing trees and retention and enhancement of existing recreation facilities.</u>	<u>20-25 dwellings</u>
S12: Minsterley – Pontesbury	MIN002/MIN015 Hall Farm, Minsterley	Minsterley	Minsterley and Pontesbury	Mixed-use	Saved	<u>Mixed use development: New build housing is allocated, as part of a mixed use development, subject to it forming part of a comprehensive development scheme for the whole site which secures the appropriate re-use and conservation of historic farmstead and layout at Hall Farm. Development, including dwelling capacity, will be subject to the need to respect and enhance the character of the heritage asset, including the adjoining listed building and its setting, also to ecological, open space and other requirements. A roadside footway to provide improved pedestrian access is sought. Appropriate small scale, light industrial/commercial and business uses will be preferred for buildings retained on the site, with retail, other than farm shop enterprises or small scale ancillary retail, limited except as allowed by permitted development provisions.</u>	<u>17 dwellings</u>
S12: Minsterley – Pontesbury	MIN007 Callow Lane Minsterley	Minsterley	Minsterley and Pontesbury	Residential	Saved Deleted		

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S12: Minsterley – Pontesbury	Hall Bank- Pontesbury PBY018/29	Pontesbury	Minsterley and Pontesbury	Mixed-use	Saved	<u>Housing is allocated, as part of a mixed use development on the site, for approximately 60 dwellings and a small scale convenience retail store to serve the needs of the key centre/village and its rural hinterland. Development proposals will need to be in line with the key centre role identified in CS3 and CS15 and meet the requirements of Policies MD10a and MD10b. The scheme for this site should deliver a comprehensively planned and sensitively designed development for the site integrating housing, retail, open space and community uses. The development should include provision for public parking and may require relocation of the existing nursery premises within the site. Increased local affordable housing provision of up to 25% dependent on viability assessment will be sought to deliver additional community benefits. The development, including housing capacity, will take into account and make provision for flood zone, topography, trees and hedgerows and other site constraints. The planning application for development of the site should be informed by and supported by an appropriate Flood Risk Assessment. As part of the development, linkages to the recreation area and footpath will be retained and where appropriate improved. Phasing to facilitate appropriate local delivery of housing and to allow required improvements to local infrastructure will be sought. Development should be phased to secure delivery of development first at the western end of the site, subject to constraints such as nursery relocation.</u>	<u>60 dwellings</u>
S12: Minsterley – Pontesbury	Land off Minsterley Road- Pontesbury PBY019	Pontesbury	Minsterley and Pontesbury	Residential	Saved	<u>Development subject to satisfactory access off the A488, layout and design. A sensitively designed and laid out development will be required to reflect the topography and sensitivity of the site and residential amenities of adjoining dwellings.</u>	<u>16 dwellings</u>
S14: Oswestry	Land off Whittington Road (OSW004)	Oswestry	Oswestry	Residential	Saved	<u>Development subject to the access, layout and landscaping of the site, securing high quality design and appropriate integration of development within the sensitive historic landscape. Development should demonstrate appropriate regard to the significance and setting of the Old Oswestry Hill Fort. A master plan is required for the development of the site which will apply the following design principles: 1. To inform the layout of the site, full archaeological assessment will be required to enhance the understanding and interpretation of the significance of the Hillfort and its wider setting; 2. Ensuring long distance views to and from the Hillfort within its wider setting are conserved; 3. Development should be designed to allow views and glimpses of the Hillfort from within the site; 4. The layout of development, in its form, massing, height and roofscape design will be designed to minimise the landscape impact; 5. A landscape plan will be required to design a landscape buffer aligning the northern and eastern boundaries of the site, to create a clear settlement boundary between the built form and open countryside. The landscape buffer will retain important views to and from the Hillfort, including from Whittington Road. The landscape plan should also include detail on appropriate vegetation and screening to ensure high quality design across the site; 6. Street lighting should be designed to minimise light pollution and sky glow; 7. The opportunity should be taken to consider measures to improve the access, interpretation and enjoyment of the Hillfort and the wider historic landscape. In addition to these design principles, development to be subject to pedestrian and cycle path links to the former railway and a new footpath link between Whittington Road and Gobowen Road to improve access towards the Hill Fort. Development also to be subject to improvements to the Whittington and Gobowen Roads junction and the junction of Whittington Road with the A5/A483, and the incorporation of appropriate buffer areas/uses to existing businesses on Whittington Road.</u>	<u>117 dwellings</u>
S14: Oswestry	Eastern Gateway Sustainable Urban Extension (OSW024)	Oswestry	Oswestry	Residential	Saved	<u>Development to deliver comprehensively planned, integrated and phased development of the SUE having regard to the SUE Land Use Plan (Figure S14.1.1) and an adopted SUE masterplan. Development to include: a mix of new housing; land for community facilities and public open space; a network of open space and green infrastructure; a new link Road between Shrewsbury Road and Middleton Road; facilitation through provision of land, if required, of improvement to the A5/A483 trunk road junction and sustainable transport improvements associated with the site; and on site pedestrian/cycle provision to facilitate linkages to the Town Centre and proposed employment land at Mile End East. Drainage/flood alleviation measures requiring a specific Flood Risk Assessment to investigate flood risk across the site to accommodate the proposed development within the developable area of the site.</u>	<u>900 dwellings</u>
S14: Oswestry	Former Oswestry Leisure Centre (OSW029)	Oswestry	Oswestry	Residential	Deleted		
S14: Oswestry	The Cottams, Morda Road (OSW030)	Oswestry	Oswestry	Residential	Deleted		
S14: Oswestry	Land South of the Cemetery (OSW034, 035 & 045)	Oswestry	Oswestry	Residential	Saved	<u>Development subject to satisfactory access from Victoria Fields and the provision of land for an extension to the Cemetery (to be agreed with Oswestry Town Council), due regard to the setting of the Cemetery, and maintenance of a good network of public footpaths with associated green space/links to the countryside.</u>	<u>80 dwellings</u>

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S14: Oswestry	Alexandra Road Depot (OSW033)	Oswestry	Oswestry	Residential	Deleted		
S14: Oswestry	Richard Burbidge (OSW042)	Oswestry	Oswestry	Residential	Saved	<u>Mixed re-development to deliver sustainable development on brownfield land and the re-use of existing buildings. Redevelopment of the site will need to respect the presence of listed buildings and the former Cambrian railway line, as well as potential constraints such as boundary trees and hedges, adjoining land uses/properties, and access/local highway network.</u>	<u>180 dwellings</u>
S14: Oswestry	Land north of Whittington Road (ELR042)	Oswestry	Oswestry	Employment	Saved	<u>Development subject to access off Whittington Road, improvements to A5/A495/B4580 junction and to the provision of pedestrian/cycle links to/from Oswestry, and a landscape buffer to the A5 and to reduce visibility from the Hill Fort, with attention also to be paid to massing and design of buildings for the same reason. Drainage/flood alleviation measures require a specific Flood Risk Assessment to investigate flood risk across the site to accommodate the proposed development within the developable area of the site.</u>	<u>2 hectares of employment land</u>
S14: Oswestry	Land south of Whittington Road (ELR043)	Oswestry	Oswestry	Employment	Saved	<u>Development subject to access off Whittington Road, improvements to A5/A495/B4580 junction and to the provision of pedestrian/cycle links to/from Oswestry, and landscape buffers to Whittington Road and A5 and to reduce visibility from the Hill Fort, with attention also to be paid to massing and design of buildings for the same reason.</u>	<u>14 hectares of employment land</u>
S14: Oswestry	Land at Mile End East (ELR072)	Oswestry	Oswestry	Employment	Saved	<u>Development subject to access off and improvements to the A5/A483 trunk road junction, contributions towards sustainable transport improvements associated with the site, and provision of pedestrian and cycle links across the A5 to the proposed Eastern Gateway Sustainable Urban Extension, and landscape buffers to the A5. Drainage/flood alleviation measures require a specific Flood Risk Assessment to investigate flood risk across the site to accommodate the proposed development within the developable area of the site.</u>	<u>23 hectares of employment land</u>
S14: Oswestry	Land at Southlands Avenue (GOB008)	Gobowen	Oswestry	Residential	Saved	<u>Development subject to design measures to address groundwater flood risk and impacts on trees and hedgerows and appropriate biodiversity surveys.</u>	<u>20 dwellings</u>
S14: Oswestry	Land between A5 and Shrewsbury railway line (GOB012)	Gobowen	Oswestry	Residential	Saved	<u>Development subject to detailed design of appropriate access for vehicles and pedestrians and drainage design. further investigation and survey Site investigations required and potential SUDS design.</u>	<u>90 dwellings</u>
S14: Oswestry	Land north of Lower House (KK001)	Knockin	Oswestry	Residential	Saved Deleted		
S14: Oswestry	Land north of playing fields (LLAN009)	Llanymynech	Oswestry	Residential	Saved	<u>Development subject to: the provision of additional car parking for the village hall and design measures to reflect the setting of the protected Llanymynech Limekilns and Montgomery Canal SAC.</u>	<u>35 dwellings</u>
S14: Oswestry	Former Railway Land, Station Road (LLAN001)	Llanymynech	Oswestry	Residential	Saved	<u>Development subject to: The provision of additional car parking and measures to address potential tree and habitat constraints and potential impact on the future restoration of the heritage railway.</u>	<u>32 dwellings</u>
S14: Oswestry	Land at Rhos y Llan Farm (STM029)	St Martins	Oswestry	Residential	Saved	<u>Allocated as a mixed use site comprising up to 80 new dwellings and small scale employment development, provision of off-road footpath and cycle track and potential for an enhanced vehicle drop-off/parking area associated with the new primary school. Land immediately north of the allocated site to be provided for community recreation and sports pitches. Hydraulic modelling of the sewerage network is required to establish whether sufficient capacity exists to accommodate new flows.</u>	<u>80 dwellings</u>
S14: Oswestry	Land adjacent to Oaklands Drive (WGN001); Land to rear of Hershell House (WGN004); Land to south east of School (WGN005); Land adjacent to Big House (part of WGN021)	Whittington	Oswestry	Residential	Saved	<u>Development subject to the provision of a school drop off collection facility and an area of open space (immediately adjacent to the school). The road access should be designed in such a way that the development should not provide the ability to 'rat run' between Station Road and the B5009.</u>	<u>80 dwellings</u>
S14: Oswestry	Land adjacent Kinnerley Primary School (KYN001)	Kinnerley	Oswestry	Residential	Deleted		

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S14: Oswestry	Land west of School Road (KYN002)	Kinnerley	Oswestry	Residential	Saved	<u>Development subject to the retention of the existing hedges; vehicular access via Argoed Road only ; and the provision of parking spaces to help address existing parking issues at the school.</u>	<u>12 dwellings</u>
S14: Oswestry	Land at Greenfields Farm (MBK001)	Maesbrook	Oswestry	Residential	Saved	<u>Development subject appropriate drainage design.</u>	<u>4 dwellings</u>
S14: Oswestry	Land adj. to The Smithy (MBK009)	Maesbrook	Oswestry	Residential	Saved	<u>Development will be supported along the main road frontage, subject appropriate drainage design.</u>	<u>5 dwellings</u>
S14: Oswestry	Land at Artillery/ Larkhill/Park Crescent (PARK001)	Park Hall	Oswestry	Residential	Saved	<u>Development subject to satisfactory access, layout and design.</u>	<u>20 dwellings</u>
S14: Oswestry	Land South of Brookfield's and Aspen Grange, Weston Rhyn (WRN010)	Weston Rhyn	Oswestry	Residential	Saved	<u>Development subject to appropriate drainage design, archaeological assessment including mitigation and biodiversity surveys. The layout of the site will need to reflect the presence of a public sewer crossing the site.</u>	<u>25 dwellings</u>
S14: Oswestry	Land at the Sawmills, Rhoswiell (WRN016)	Rhoswiell	Oswestry	Residential	Saved	<u>Development subject to design measures which maintain the existing 'green corridor' and respect the setting of the Llangollen Canal. The layout of the site will need to reflect the presence of a public sewer crossing the site.</u>	<u>20 dwellings</u>
S15: Shifnal	Land south of Aston Road (SHI004/a)	Shifnal	Shifnal	Residential	Saved Deleted		
S15: Shifnal	Land between Lawton Road and Stanton Road (SHI004/b)	Shifnal	Shifnal	Residential	Saved	<u>Development subject to the compatibility of proposals with the adjoining employment allocations. Drainage/flood alleviation measures require a specific Flood Risk Assessment to investigate flood risk across the site to accommodate the proposed development within the developable area of the site.</u>	<u>100 dwellings</u>
S15: Shifnal	Land north of Wolverhampton Road (SHI006-a)	Shifnal	Shifnal	Residential	Saved	<u>Development subject to provision of a town park and a strategic pedestrian route to the railway underpass. Drainage/flood risk alleviation measures require a specific Flood Risk Assessment to investigate flood risk across the site to accommodate the proposed development within the developable area of the site.</u>	<u>250 dwellings</u>
S15: Shifnal	Land between Lawton Road and Lamledge Lane (SHI004/c)	Shifnal	Shifnal	Employment	Deleted		
S15: Shifnal	Land at J.N. Bentley Ltd off Lamledge Lane (ELR021)	Shifnal	Shifnal	Employment	Saved	<u>Development for offices, general industrial and warehousing (use classes B1, B2 & B8). Other employment uses may also be appropriate if integrated with the adjoining development of site SHI004.</u>	<u>2 hectares of employment land</u>
S16: Shrewsbury	Land off Ellesmere Road (SHREW073)	Shrewsbury	Shrewsbury	Residential	Deleted		
S16: Shrewsbury	Land at Ditherington Flaxmill (SHREW198)	Shrewsbury	Shrewsbury	Residential	Saved	<u>Mixed use development to have regard to the adopted masterplan for the re-development of the Flaxmill and adjoining land and buildings, to include approximately 120 dwellings. The redevelopment will comprise of the repair and reuse of historic buildings to create workspace and associated cultural activities, new retail/commercial office and residential development, associated access, landscaping and car parking, with demolition of non-listed 120 Shropshire Council Site Allocations and Management of Development (SAMDev) Plan Adopted Plan 17th December 2015 202 Allocated Site Development Guidelines Provision buildings. A site specific flood risk assessment is required for this site.</u>	<u>120 dwellings</u>
S16: Shrewsbury	Shrewsbury South Sustainable Urban Extension (SHREW028, 029, 075, 107, 114, and 127/ELR02 and 66)	Shrewsbury	Shrewsbury	Residential	Saved	<u>Development to deliver comprehensively planned, integrated and phased development of the SUE having regard to the SUE Land Use Plan (Figure S16.1.1) and adopted masterplan. Development to include the provision of a local centre combined with relocated garden centre south of Oteley Road, major green infrastructure areas, including in the Rea Brook Valley, contributions to A5 junction improvements and sustainable transport measures, the provision of a new strategic employment site south and east of the Football Stadium and Phase 3 of Shrewsbury Business Park off Thieves Lane. (Planning permission for parts of the SUE: Garden Centre redevelopment/local centre planning permission reference number: 12/01946/FUL; Sutton Grange (land north of Oteley Road) planning permission reference number: 13/00893/FUL).</u>	<u>950 dwellings</u>

Main Policy Reference	Site Allocation	Settlement	Place Plan	Type	Status	Development Guidelines	Provision
S16: Shrewsbury	Shrewsbury West Sustainable Urban Extension (SHREW002, 035, 083, and 128/ELR64, 67, and 68)	Shrewsbury	Shrewsbury	Residential	Saved	<u>Development to deliver comprehensively planned, integrated and phased development of the SUE having regard to the SUE Land Use Plan (Figure S16.1.2) and adopted masterplan. Development to include the provision of a new Oxon Link Road and facilitation of the improvement of the A5 Churncote Island, sustainable transport measures, an enhanced local centre at Bicton Heath, and major landscape buffers and public open space, linked with additional employment land extending Oxon Business Park and on the gateway land by the Churncote Island, and land for additional health/care development/expansion of existing businesses off Clayton Way. Some land off Clayton Way is within groundwater Source Protection Zones (SPZ) 1 and 2 so development there must be carefully designed to take account of this, in consultation with the Environment Agency.</u>	<u>750 dwellings</u>
S16: Shrewsbury	Bowbrook/Radbrook – land between Mytton Oak Road and Hanwood Road (SHREW210/09, 030/R, 094 and 019)	Shrewsbury	Shrewsbury	Residential	Saved	<u>Comprehensive phased development providing a countryside park along the Rad Brook, a 7 hectare site for community facilities, and creating a road link between Mytton Oak Road and Hanwood Road. A site specific flood risk assessment is required for this site. (Site with planning permission: Land West of Hanwood Road - planning permission reference number: 13/03285/FUL; Land South of Mytton Oak Road - planning permission reference number: 13/03534/OUT).</u>	<u>550 dwellings</u>
S16: Shrewsbury	Land at Weir Hill Farm/Robertsford House, Preston Street and adjoining Land off London Road (SHREW027 – parts)	Shrewsbury	Shrewsbury	Residential	Saved	<u>Co-ordinated development of two linked sites with new footpaths/cycleways and bus route through the development with any connecting traffic route designed to control vehicular speeds and flows rather than being a direct route for traffic between London Road and Preston Street, maintaining existing public rights of way and improving public access to the River Severn through the site, and providing new riverside public green space and a well landscaped edge to the developed area: (a) Land at Weir Hill Farm/Robertsford House, Preston Street –approximately 150 houses to be accessed off Preston Street, unless justified through a detailed, site specific transport assessment, subject to highway improvements to Preston Street and the Column roundabout, new open space to Preston Street and a landscape buffer to Sunfield Park; (b) Land off London Road – approximately 400- 450 houses to be accessed off London Road, with the preferred option for the access route being over land owned by the Shrewsbury College of Art and Technology between the College and the Crematorium, subject to the improvement of facilities, including parking, at the College. The alternative access route, if required, is over land owned by Shropshire Council with the junction with London Road being further south near to the A5 Emstrey junction opposite to Shrewsbury Business Park.</u>	<u>550-600 dwellings</u>
S16: Shrewsbury	Land off Hillside Drive, Belvidere (SHREW016)	Shrewsbury	Shrewsbury	Residential	Deleted		
S16: Shrewsbury	Land East of Woodcote Way (SHREW120/R)	Shrewsbury	Shrewsbury	Residential	Deleted		
S16: Shrewsbury	Land off Shillingstone Drive (SHREW105)	Shrewsbury	Shrewsbury	Residential	Saved Deleted		
S16: Shrewsbury	Land west of Battlefield Road (SHREW095 and 115/ELR006)	Shrewsbury	Shrewsbury	Residential	Saved	<u>Development for housing (northern part) and employment use (southern part) subject to satisfactory access(es) off Battlefield Road, including potentially via the existing ABP site and flood risk mitigation in relation to Battlefield Brook. Development should have regard to the significance and setting of the Registered Battlefield.</u>	<u>100 dwellings</u>
S16: Shrewsbury	Land west of Longden Road (SHREW212/09)	Shrewsbury	Shrewsbury	Residential	Saved Deleted		
S16: Shrewsbury	Land at Corner Farm Drive (SHREW023)	Shrewsbury	Shrewsbury	Residential	Deleted		
S16: Shrewsbury	Land north of London Road (SHREW001 – part)	Shrewsbury	Shrewsbury	Residential	Saved	<u>Development to be low density and to be served by new accesses off London Road, to include a landscape buffer to the adjoining Crematorium site and to have a well landscaped eastern edge having regard to the sensitivity of the Severn valley and views to the site from the east.</u>	<u>50 dwellings</u>

Main Policy Reference	Site Allocation	Settlement	Place Plan	Type	Status	Development Guidelines	Provision
S16: Shrewsbury	Shrewsbury South Sustainable Urban Extension (SHREW028, 029, 075, 107, 114, and 127 – parts)	Shrewsbury	Shrewsbury	Employment	Saved	Development to deliver comprehensively planned, integrated and phased development of the SUE having regard to the SUE Land Use Plan (Figure S16.1.1) and adopted masterplan. Development to include provision of a new strategic employment site south and east of the Football Stadium (22 ha.) and Phase 3 of Shrewsbury Business Park off Thieves Lane (4 ha.). The strategic employment site has the potential to accommodate a range of types of business uses (B1, B2 and B8), including recycling and environmental industries.	26 hectares of employment land
S16: Shrewsbury	Shrewsbury West Sustainable Urban Extension (SHREW002, 035, 083, and 128 – parts)	Shrewsbury	Shrewsbury	Employment	Saved	Development to deliver comprehensively planned, integrated and phased development of the SUE having regard to the SUE Land Use Plan (Figure S16.1.2) and adopted masterplan. Development to include the provision of a new Oxon Link Road and facilitation of the improvement of the A5 Churncote Island, sustainable transport measures, an enhanced local centre at Bicton Heath, and major landscape buffers and public open space, linked with additional employment land extending Oxon Business Park and on the gateway land by the Churncote Island, and land for additional health/care development/expansion of existing businesses off Clayton Way. Some land of Clayton Way is within groundwater Source Protection Zones (SPZ) 1 and 2 so development there must be carefully designed to take account of this, in consultation with the Environment Agency. A site specific flood risk assessment is required for this site.	9-12 hectares of employment land
S16: Shrewsbury	Land west of Battlefield Road (SHREW095 part/ELR006)	Shrewsbury	Shrewsbury	Employment	Saved	Development of southern part of site adjoining ABP premises, subject to satisfactory access(es) off Battlefield Road, including potentially via the existing ABP site and flood 3 Shropshire Council Site Allocations and Management of Development (SAMDev) Plan Adopted Plan 17th December 2015 206 Allocated Site Development Guidelines Provision (hectares) risk mitigation in relation to the Battlefield Brook. Development should have regard to the significance and setting of the Registered Battlefield.	3 hectares of employment land
S16: Shrewsbury	Land east of Battlefield Road (ELR007)	Shrewsbury	Shrewsbury	Employment	Saved	Development of site adjoining A49/A53 junction for employment uses on gateway site, subject to satisfactory access off Battlefield Road. Development should have regard to the significance and setting of the Registered Battlefield. A site specific flood risk assessment is required for the site.	2 hectares of employment land
S16: Shrewsbury	Riverside Shopping Centre, Smithfield Road.	Shrewsbury	Shrewsbury	Retail	Deleted		
S16: Shrewsbury	Land at rear of Wheatlands Estate (BAS005)	Baschurch	Shrewsbury	Residential	Deleted		
S16: Shrewsbury	Land at Station Road (BAS035)	Baschurch	Shrewsbury	Residential	Saved	Development subject to the provision of land to enable a school 'drop off' zone capable of accommodation coaches and other school traffic and satisfactory highway access.	40 dwellings
S16: Shrewsbury	Land to rear of Medley Farm (BAS025)	Baschurch	Shrewsbury	Residential	Deleted		
S16: Shrewsbury	Land to the west of Shrewsbury Road (BAS017)	Baschurch	Shrewsbury	Residential	Saved Deleted		
S16: Shrewsbury	Land off Shrewsbury Road, Bomere Heath (BOM004/R)	Bomere Heath	Shrewsbury	Residential	Saved Deleted		
S16: Shrewsbury	Land West of Holyhead Road (NESS004 and NESS012 – part)	Nesscliffe	Shrewsbury	Residential	Saved	Development subject to satisfactory access, layout and design.	15 dwellings
S16: Shrewsbury	Land off Forge Way, Dorrington (DOR004)	Dorrington	Shrewsbury	Residential	Saved	Development to be accessed by a spur road off Forge Way alongside the former Hope Edwardes Institute, with regard required to minimising impacts on the existing dwellings and to the relationship of the development to the adjoining site allocated for development to the rear of the Old Vicarage.	15 dwellings
S16: Shrewsbury	Land to the rear of the Old Vicarage, Dorrington (DOR017 – part)	Dorrington	Shrewsbury	Residential	Saved	Development to be accessed off Church Road, with regard required to the relationship of the development to the adjoining site allocated for development off Forge Way.	15 dwellings
S16: Shrewsbury	Land opposite School, Condoover (CON006)	Condoover	Shrewsbury	Residential	Saved	Development subject to satisfactory access, layout and design.	5-10 dwellings

Main Policy Reference	Site Allocation	Settlement	Place Plan	Type	Status	Development Guidelines	Provision
S16: Shrewsbury	Land east of the Shrewsbury Road, Condover (CON005)	Condover	Shrewsbury	Residential	Saved	<u>Development subject to satisfactory access, layout and design.</u>	<u>5-10 dwellings</u>
S16: Shrewsbury	Land west of school (HAN011/R)	Hanwood	Shrewsbury	Residential	Saved Deleted		
S16: Shrewsbury	Land between Manor Farm and Top Cottages (UFF006/10 – part)	Uffington	Shrewsbury	Residential	Deleted		
S16: Shrewsbury	Gonsal Quarry Extensions (M10/11)	Rural	Shrewsbury	Mineral	Saved	<u>Further extension of the site will only be acceptable with the creation of a new access to the A49 which would deliver significant local transport benefits over current access arrangements. Restoration of the site has the potential to deliver significant wildlife and recreation benefits.</u>	<u>44.5 (1.8 million tonnes)</u>
S17: Wem	Land off Pym's Road (WEM003)	Wem	Wem	Residential	Saved	<u>Development subject to an appropriate contribution to traffic management measures, appropriate drainage design and appropriate biodiversity and archaeology surveys. The design of the site may include additional land for community facilities.</u>	<u>100 dwellings</u>
S17: Wem	Land at Tilley (WEM012)	Wem	Wem	Residential	Saved Deleted		
S17: Wem	Land adjacent to Shawbury Rd (ELR031)	Wem	Wem	Employment	Saved	<u>Development to deliver high quality, high tech business or office units and a full range of Class B uses including resource recovery, recycling and other environmental industries, subject to measures to address flood risk and surface water management and measures to protect and enhance protected species and existing tree and hedgerow features.</u>	<u>4 hectares of employment land</u>
S17: Wem	Land to the rear of Brickyard Farm, Poynton Road (SHAW004)	Shawbury	Wem	Residential	Saved Deleted		
S18: Whitchurch	Land at Tilstock Road (WHIT009)	Whitchurch	Whitchurch	Residential	Saved	<u>Site to incorporate a range of uses including mixed residential development; land for a new primary school; new sports provision including an additional cricket pitch and new football pitches; and a neighbourhood convenience store. Development subject to a new primary vehicular access on Tilstock Road; a secondary vehicular access on Greenfoot Lane; a new pedestrian crossing on Tilstock Road; and suitable visual impact mitigation measures.</u>	<u>500 dwellings</u>
S18: Whitchurch	Land at Mount Farm (WHIT046)	Whitchurch	Whitchurch	Residential	Deleted		
S18: Whitchurch	Land at Alport Road (WHIT021)	Whitchurch	Whitchurch	Residential	Saved	<u>Development subject to a new primary vehicular access on Alport Road; appropriate highway improvements on Alport Road if required, and landscape mitigation measures.</u>	<u>60 dwellings</u>
S18: Whitchurch	Land West of Oaklands Farm (WHIT051)	Whitchurch	Whitchurch	Residential	Saved	<u>Development to form the residential element of a mixed use scheme to include allocated employment allocation ELR033, and is subject to the following development phasing: Phase 1: Up to 30 dwellings to include a new vehicular access on Waymills and the completion of appropriate visual impact mitigation measures to the eastern and western boundaries of the site; Phase 2: Around 30 dwellings following completion of a separate vehicular access and agreed levels of servicing for employment allocation ELR033.</u>	<u>60 dwellings</u>
S18: Whitchurch	Land North of Mill Park (WHIT033)	Whitchurch	Whitchurch	Residential	Deleted		
S18: Whitchurch	Land at the Oaklands Farm (ELR033)	Whitchurch	Whitchurch	Employment	Saved	<u>Development to form the employment element of the mixed use scheme to include residential allocation WHIT051 and will be subject to agreed phasing. Suitable for B2 and B8 employment uses including facilities for recycling & environmental industries. Development subject to the creation of a separate access to be agreed with the Highways Authority, improvements to Waymills and the Nantwich Road Junction if required, and the creation of suitable landscape and visual buffering between the new employment and residential uses on the wider mixed use scheme.</u>	<u>8.5 hectares of employment land</u>
S18: Whitchurch	Land at Heath Road (ELR035)	Whitchurch	Whitchurch	Employment	Saved	<u>To form a new 'gateway' business park with the development of a suitable range of B1 employment and ancillary uses, and subject to the creation of a new primary vehicular access off the A525 to be agreed with the Highways Authority, improvements to the A525 if required, and appropriate landscape buffering.</u>	<u>11 hectares of employment land</u>
S18: Whitchurch	PRE002/011/12 Land West of Shrewsbury Street	Prees	Whitchurch	Residential	Saved	<u>Development subject to a suitable access off Shrewsbury Street, with any loss of existing dwellings to be compensated within the new development and suitable landscape buffering between the site and Brades Road.</u>	<u>30 dwellings</u>

Main Policy Reference	Site Allocation	Settlement	Place Plan	Type	Status	Development Guidelines	Provision
S18: Whitchurch	PRE008 Land at Moreton Street	Prees	Whitchurch	Residential	Saved	<u>Development subject to agreed phasing to support the site's contribution to the full restoration of Prees Hall and its associated buildings to a standard which secures their beneficial re-use and respects their grade II listing.</u> <u>Development also subject to the creation of a new vehicular access off Moreton Street; the provision of replacement open space on identified land north of Church Street; and pedestrian enhancements around the site.</u>	<u>40 dwellings</u>
S18: Whitchurch	TIL001 Land at the Vicarage, Tilstock	Tilstock	Whitchurch	Residential	Saved	<u>Development subject to a vehicular access off Tilstock Lane through the current site of the Vicarage garden; the maintenance of the Vicarage; suitable amenity mitigation for residents of Church Close; and the creation of hedgerow to the southern extent of the site to act as a defensible boundary.</u>	<u>25 dwellings</u>
S18: Whitchurch	TIL002 Land at Tilstock Close, Tilstock	Tilstock	Whitchurch	Residential	Saved	<u>Development subject to a vehicular access off Tilstock Lane, with Tilstock Close to provide a pedestrian access only.</u> <u>Development to come forward after 2017 or following the completion of site TIL001.</u>	<u>13 dwellings</u>
S18: Whitchurch	TIL008 Land at Russell House, Tilstock	Tilstock	Whitchurch	Residential	Deleted		
S18: Whitchurch	ASHP002 Land West of Ash Parva	Ash Parva	Whitchurch	Residential	Saved Deleted		
S18: Whitchurch	PH004 Former Cherry Tree Hotel and adjoining land, Prees Heath	Prees Heath	Whitchurch	Residential	Saved	<u>Development subject to the use of the existing vehicular access off the A41.</u>	<u>5 dwellings</u>



CABINET
19 July 2023

Item

Public



PROPOSED DESIGNATION OF A CONSERVATION AREA FOR WEST FELTON – CONFIRMATION OF DESIGNATION FOLLOWING FORMAL CONSULTATION

Responsible Officer:	Mark Barrow		
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Cabinet Member (Portfolio Holder):	Cllr Richard Marshall		

1. Synopsis

This report considers the proposal to designate West Felton as a conservation area and seeks approval to finalise the designation following formal consultation.

2. Executive Summary

2.1. The four priorities within the Shropshire Plan 2022-2025 includes a Healthy Environment, and a strategic objective whereby the Council "...will maintain, protect, and enhance our outstanding natural and historic environment, promoting positive behaviours and greater biodiversity and environmental sustainability".

- 2.2 Section 69 of the Planning (Listed Buildings & Conservation Areas) Act 1990 defines a conservation area and imposes a duty on local planning authorities to "from time to time...determine whether any parts or any further parts of their area should be designated as conservation areas". The same section of the Act confers the power upon local planning authorities to designate conservation areas where they think they are merited.
- 2.3 The Council was approached by West Felton Parish Council with a request to designate as a conservation area within the village on the basis of its historic significance and built heritage. Following approval from Cabinet in December 2022 to formally consult on the proposal, which was undertaken earlier in 2023, this report sets out the issues raised through the consultation and a revised boundary in Appendix 1 which takes account of the representations received.

3. Recommendations

- 3.1 Confirm the designation of West Felton as a Conservation Area, based on the revised amended area boundary, included in Appendix 1, following formal consultation.

Report

4. Risk Assessment and Opportunities Appraisal

- 4.1. Without the designation of a Conservation Area in West Felton there is a risk that development proposals that are poorly designed will erode the historic and architectural interest of the village. This links directly to the Healthy Environment priority within the Shropshire Plan 2022-25, and the corresponding strategic objective to maintain, project and enhance the county's outstanding natural and historic environment.
- 4.2. An updated Equality Social Inclusion and Health Impact Assessment (ESHIA) has been updated following the consultation and is attached in Appendix 2 of this report. This indicates that designating the conservation area would have a low or neutral impact upon people in Protected Characteristic groupings in the community given that the designation would not have a specific impact on the groups listed and the nature of the designation is intended to enhance the local environment in relation to creating a well-cared for natural and historic environment that helps to promote good mental health. This would not therefore limit people in Protected Characteristic Groupings.
- 4.3. The updated ESHIA indicates that there is potential for the impact to in fact be Low Positive with regard to the Disability grouping, as the designation will promote the protection, and enhancement of the local environment, aiming to thereby create a well-cared for natural and historic environment that helps to promote good mental health.
- 4.4. The recommendations contained within this report are compatible with the provisions of the Human Rights Act 1988.

5. Financial Implications

- 5.1. The proposed conservation area has no financial implications for the Council since all additional workload produced as a result would be accommodated within current working practices and current budgets.
- 5.2. There will be a minimal fee for the cost of advertising the completion of the designation process in the local newspaper and the London Gazette, as required by legislation.

6. Climate Change Appraisal

- 6.1. Given the nature of the designation, there is not considered to be a notable change to energy/fuel consumption, renewable energy generation, carbon offsetting or mitigation, or climate change adaptation. Therefore it is considered that there would be a 'no effect' outcome.

7. Background

- 7.1. Section 69(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 defines a conservation area as "...an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance".
- 7.2. Local planning authorities have a duty, under section 69(2) of the same Act, to "from time to time ... determine whether any parts or any further parts of their area should be designated as conservation areas". The same section of the Act confers the power upon local planning authorities to designate conservation areas where they think they are merited.
- 7.3. Section 72(1) of the same Act imposes a duty on the local planning authority in respect of relevant planning decisions to pay special attention to the preservation or enhancement of the conservation area, providing additional planning protection from unsympathetic development which might otherwise be detrimental to the area's special character and appearance, including the safeguarding of important trees and open spaces.
- 7.4. Paragraph 191 of the National Planning Policy Framework further requires that local planning authorities should ensure that "...an area justifies such status because of its special architectural or historic interest" (our emphasis).
- 7.5. The above legislation emphasises the importance of the character of an area as a key consideration when decisions are made in respect of development proposals. Upon designation the Historic Environment team will be a consultee on all planning applications within and adjacent to the conservation area to ensure this historic interest, character and quality of place is retained.

7.6. Other consequences of conservation area status of note:

- In most circumstances outline planning applications are not acceptable. This is because it is not possible to “pay special attention” to the desirability of preserving or enhancing the character or appearance of the area without seeing the details of what is proposed.
- Planning permission is required for demolition of buildings and structures over 115 cubic metres in size.
- It is an offence to cut down, top, lop, uproot, wilfully damage or destroy a tree in a conservation area without having given 6 weeks’ notice to the Local Planning Authority. During this period, the LPA may consider whether to make a Tree Preservation Order. That are some restrictions on Permitted Development rights
- Rights to display advertisements are more limited.

7.7. At the present time there are 129 conservation areas designated within the County.

Background to the proposed Conservation Area designation

7.8. The Council was initially approached by West Felton Parish Council, with a request to designate a conservation area on the basis of the historic significance of the village and its built heritage. The Parish Council made this approach after a heritage consultant had undertaken research on their behalf and following an informal consultation with residents that included a questionnaire and an all-day exhibition in the Parish Hall. These responses were largely positive, whereby 58 out of 64 residents who responded supported designation.

7.9. The significance of West Felton lies in its origins as an early medieval/Saxon settlement set in a series of enclosures, further colonised by a late Norman motte and bailey castle and Norman church. Its historically significant layout, visible in the modern street pattern with a series of enclosures defined by the roads in the old village (to the west of the A5), and linear street pattern along the Old Holyhead Road (to the east of the A5), having its origin in three early farmsteads visible on the 1771 map. There is a well documented manorial complex, and emergence of the higher status farming classes from the 16th and 17th centuries; 18th and 19th century development relating to the malting economy and inns/public houses in response to the coach traffic also contribute to its significance; along with larger 19th century domestic development along this side of the village.

7.10. Having considered the Parish Council’s request and the information provided by their heritage consultant, Officers took the proposal to consultation following approval from Cabinet. The results of this are discussed below.

8. Additional Information – Results of formal consultation

8.1. The consultation on the proposed Conservation Area for West Felton took place between the 27th January 2023 and the 24th February 2023. Letters were sent to all affected properties, three sets of laminated notices and plans were erected in

the village, two sets near public facilities (the village hall and shop), and another in the west part of the village next to the Church of St Michael. Furthermore, details of the consultation were posted on the Council's website. Relevant Council departments were emailed and made aware of the consultation including Trees, Ecology, Planning Policy and Development Management. External consultees included Historic England, CPRE and the Diocese of Lichfield. The local member and portfolio holder were also consulted.

- 8.2. 8 consultation responses were received from West Felton residents and 2 responses from organisations or consultees (CPRE, SC Ecology).
- 8.3. In terms of the 8 public responses received, these can be summarised as follows:
 - 7 objections to the designation.
 - 1 general enquiry relating to clarification over listing designation of their property.

However, of the 7 objections received, 4 related primarily to the inclusion of the area along Woolston Road beyond the church and the junction to the south west, with 3 of these objections not objecting to the principle of a conservation area designation overall.

- 8.4. In light of this officers have given further consideration to the character and appearance of this part of the proposed conservation area. It was noted that two of the historic buildings along this part of Woolston Road had recently been demolished under a planning permission granted on 18 May 2022, and others significantly altered and modernised. Furthermore, modern infill development has further diluted the historic and architectural significance of this part of West Felton. It is also considered to be somewhat detached from the west part of the village given the junction to the south west of the church with the first property (which is a modern building) approximately 40 metres from the junction and with open fields opposite. Officers have therefore now concluded that this part of the village no longer possesses the special architectural and historic interest that would merit inclusion within the proposed conservation area therefore questioned if this part of the proposed boundary would be justified in terms of its special architectural and historic interest as part of the conservation area given the limited level of its significance and detached nature and as such has been removed from the proposed boundary following consideration of the consultation responses.
- 8.5. The Parish Council was asked for comment in this regard, and they responded that they opposed the amendment to remove this section of the proposed boundary, as they considered that the designation should be carried forward with the original intended boundary as this area is also considered of historic significance by their heritage consultant, and wish us to proceed with the boundary as per the original consultation.
- 8.6. However, this Council's position is to take full account of representations made from residents to the formal consultation on the boundary, and to establish a robust and defensible position for designation as required under Paragraph 191 of the National Planning Policy Framework. In this regard Officer's considered that the removal of this cluster of properties to the south west corner of the conservation area boundary is necessary and the proposed boundary has been amended on this basis.

- 8.7. Two objections received were also concerned over the additional bureaucratic and cost implications of the designation. However, whilst there are additional instances where planning permission is required, for the most part permitted development rights aren't unduly affected for standard works such as rear extensions, changing windows and doors, or outbuildings. It is only where for example works are proposed to extend or place an outbuilding to the side of the property, or the external materials are proposed to change, that permitted development becomes more restricted, but it does not limit all the permitted development of the residents.
- 8.8. Furthermore, conservation is a dynamic approach which allows change, but manages it such that the character and appearance of a place is maintained. Upon designation the Historic Environment team will be a consultee on all planning applications within and adjacent to the conservation area to ensure this historic interest, character and quality of place is retained. In this regard, the main considerations will relate to siting, design, appearance and materials, and may not incur additional cost to standard proposals if considered from the outset (other than the application fee which for householder applications is relatively small). Residents will be able to contact the Historic Environment team for some initial free advice in this regard. Lastly, it is also not considered unnecessary bureaucracy given that the designation is protecting the historic significance of West Felton which has been considered as worthy of protection given its special historic and architectural interest.
- 8.9. Two objectors have also queried the inclusion of the area surrounding Stone House to the east of the village. However, whilst there has been some 20th century residential development on the front of the site, this area makes up part of the historic curtilage and driveway of the 19th century stone villa and as such is part of its significance albeit altered by the more modern development. In this regard, its inclusion is considered to be merited, with the impact on the owners of the modern properties here relatively limited given that they would still hold a variety of permitted development rights, and in fact offered an enhanced level of consideration should further development be proposed on some of the plots surrounding these houses. The objectors have pointed to more significant buildings being excluded such as the school and those on Bishop's Corner. However, this issue was addressed previously with the Parish Council, where Officers consider that these buildings are too detached to be included within the boundary of the conservation area, and are insufficient in number to represent a separate character area. Furthermore, intervening modern infill housing development means that these part of the village do not possess the necessary special architectural and historic interest to justify the inclusion of this part of West Felton in the conservation area.
- 8.10. A detailed response was also received from CPRE. Their comments were wholly supportive of the designation but raised issues with regards to the advertisement of the consultation on the Council's website (this was corrected immediately on the first day of the consultation). There was also a query regarding semantics in relation to the boundary map title.
- 8.11. There was further commentary as to why the conservation area boundary had not included all of Holyhead Road, all the local buildings considered of significance within the area and its surrounds including a listed milestone further to the south.

The representation also suggested areas of daffodils along the Holyhead Road should be included, along with all areas of sandstone walling.

8.12. Whilst it is appreciated that there are some buildings and structures of significance that aren't included in the proposed conservation area boundary, the inclusion of all outlying buildings and structures of historic significance would lead to a fragmented and unworkable boundary. In this regard it is Officers opinion that this would not be a robust and defensible position with regards to the designation of a cohesive area of 'special architectural and historic interest' as required by Paragraph 191 of the National Planning Policy Framework. As such, and for the reasons also set out above, the boundary was amended from that originally put forward by the Parish Council at the informal exhibition undertaken by the heritage consultant (It should also be noted that the Council were not party to this and were not invited to attend).

8.13 Whilst the consultation has led officers to make what it considers to be a minor amendment to the proposed boundary, overall it is considered that the areas of West Felton included within the revised boundary shown on the plan in Appendix 1 have a strong and distinctive character, and sufficient historic and architectural interest to merit designation as a conservation area, as set out in the draft Conservation Area Appraisal included at Appendix 3. This position is considered to be strengthened by the removal of the area to the south west of the church, for the reasons set out above. The proposed boundary contains all but three of the eighteen listed buildings in the village, together with the earthwork remains of the Norman motte that is designated as a Scheduled Monument, and the main concentration of non-designated historic buildings. The remaining three listed buildings lie at the edge of the village and, together with a number of undesignated historic buildings, are separated from the proposed conservation area boundary by intervening modern infill housing developments. In addition, the proposed conservation area boundary does not include, and will not affect, the proposed housing site allocation (site code WEF025) contained within the Draft Shropshire Local Plan 2016-38.

9. Conclusions

- 9.1. Taking account of sections 7 and 8 above, it is considered that the historic significance of West Felton is such that designation of the conservation area as shown on the plan boundary in Appendix 1 should proceed and it is politely requested that Cabinet approves its designation.
- 9.2. The proposed conservation area would ultimately seek to retain and enhance the quality of the local environment and its local distinctiveness, permitting appropriate new development which takes account of the area's special character. It also provides for greater opportunity to engage with the local community in managing the historic environment that they value.
- 9.3. Should Cabinet recommend this endorsement a Notice of Designation will be drafted and advertised, as per the statutory requirements.

List of Background Papers

14 December 2022 Cabinet Report (Agenda Item 15)

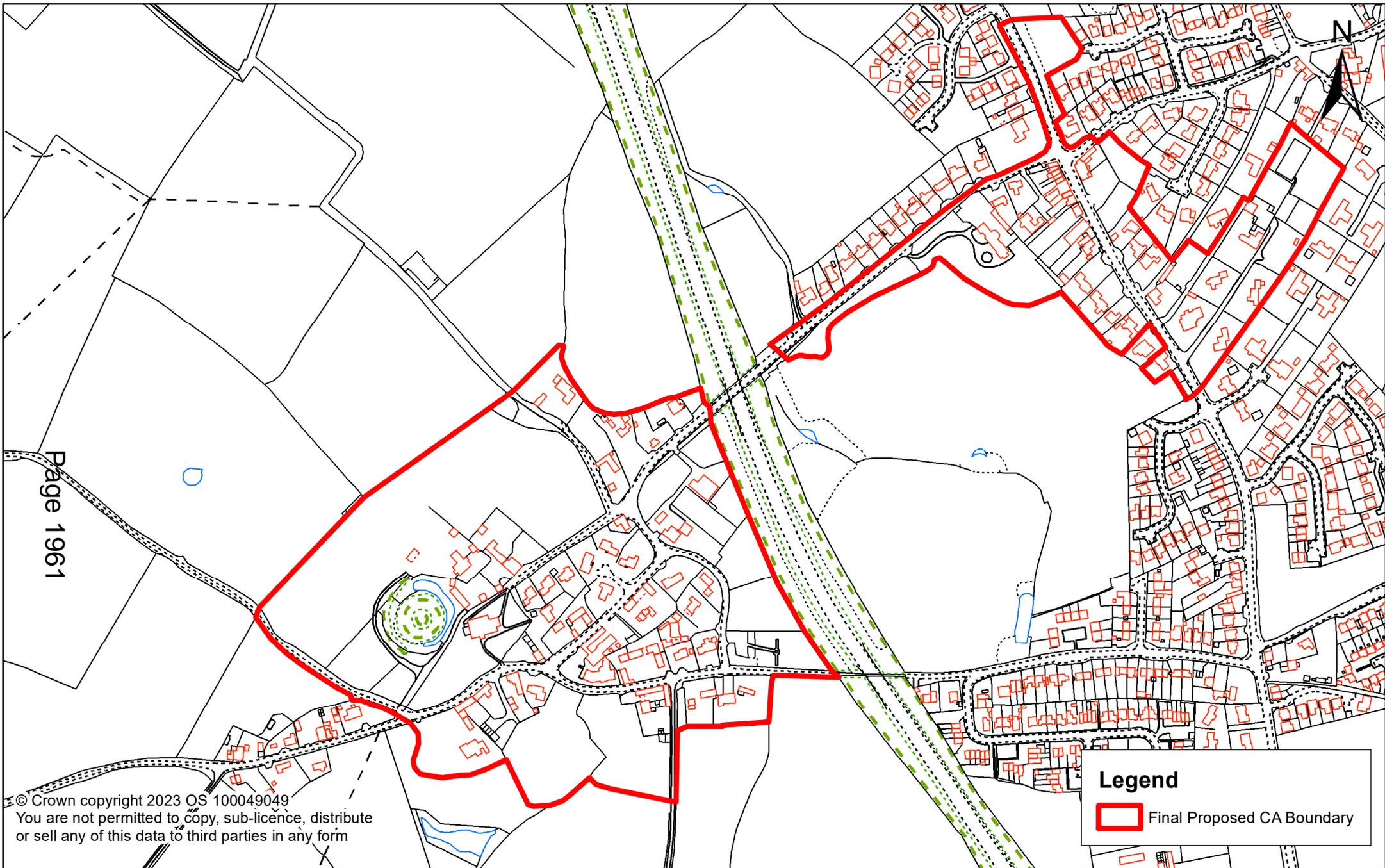
Local Member: Cllr Steve Charmley

Appendices

Appendix 1 - Proposed conservation area boundary

Appendix 2 - Equality Social Inclusion and Health Impact Assessment (ESHIA)

Appendix 3 – Draft Conservation Area Appraisal



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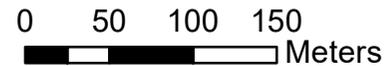
Legend

 Final Proposed CA Boundary



Final proposed Conservation Area Boundary for West Felton (post public consultation).

Historic Environment Team
The Shirehall, Abbey Foregate
Shrewsbury, Shropshire, SY2 6ND



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Shropshire Council
Equality, Social Inclusion and Health Impact Assessment (ESHIA)
Initial Screening Record 2021-2022

A. Summary Sheet on Accountability and Actions

Name of proposed service change
Proposed designation of a Conservation Area for West Felton – Confirmation of designation following formal consultation

Name of lead officer carrying out the screening
Andy Wigley

Decision, review, and monitoring

Decision	Yes	No
Initial (part one) ESHIA Only?	X	
Proceed to Full ESHIA or HIA (part two) Report?		X

If completion of an initial or Part One assessment is an appropriate and proportionate action at this stage, please use the boxes above. If a Full or Part Two report is required, please move on to full report stage once you have completed this initial screening assessment as a record of the considerations which you have given to this matter.

Actions to mitigate negative impact or enhance positive impact of the service change in terms of equality, social inclusion, and health considerations
<p>The impact of the proposal in equality terms is likely to overall be neutral across Protected Characteristic groupings as defined in the Equality Act 2010, as the proposal relates to the designation of a conservation area where the primary impact is to protect the character and appearance of the village and manage development within the designated area such that it does not impact adversely on this. The creation of the conservation area is not considered likely to impact adversely on any specific Protected Characteristic groupings of people within the designated area, as defined in the Equality Act 2010, or those who may work in or visit the area.</p> <p>There is considered to be potential for the impact to in fact be Low Positive with regard to the Disability grouping, as the designation will promote the protection, and enhancement of the local environment aiming to thereby create a well-cared for natural and historic environment that helps to promote good mental health.</p> <p>Following formal consultation, no issues were raised with regard to the above matters within the context of Protected Characteristic Groupings.</p>

Actions to review and monitor the impact of the service change in terms of equality, social inclusion, and health considerations

Given the nature of the designation it was not considered that there would be impacts, either negative or positive, in regard to equality and social inclusion.

A 28 day period of formal public consultation was carried out using a range of communication methods including local advertisement, the Council's website and letters to affected properties, in order to identify as far as possible whether or not there were any likely impacts including equality impacts. Changes have not been found to be necessary as no such issues were raised through this consultation. Equality, social inclusion and health and well being impacts will be kept under review as a matter of good practice.

The Local SC councillor has continued to be appraised of the proposal and progress made, along with the portfolio holder.

Associated ESHIAs

A similar ESHIA was carried out in relation to the designation of a Conservation Area at Tilley, whilst ESHIAs in relation to the Local Plan Partial Review also indicate the overall strategic planning policy context for this proposal.

Actions to mitigate negative impact, enhance positive impact, and review and monitor overall impacts in terms of any other considerations. This includes climate change considerations

Climate change

The proposed West Felton Conservation Area seeks to protect the character and appearance of the village and manage development accordingly though this would not limit renewable energy or energy efficiency measures as such, where consideration to the siting, scale and design of proposals would be considered within the context of the designation where the local planning authority would work with applicants pro-actively in this regard.

Therefore the proposal is considered to have a neutral outcome on the climate change impacts listed below:

- energy and fuel consumption (buildings and/or travel)
- renewable energy generation
- carbon offsetting or mitigation, and
- climate change adaptation.

None of the consultation responses received addressed this matter.

Health and well being

From a health and well-being perspective, it is anticipated that the proposed conservation area will encourage the submission of well-designed development that will protect the character and appearance of the area. In this regard it would contribute to improved consideration given to local spaces, built and natural environment providing the potential for enhanced environmental experiences which contribute to health and wellbeing. However, given the nature of the designation it is likely this will be a neutral/minor beneficial impact overall.

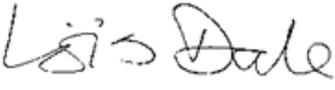
None of the consultation responses received addressed these matters.

Economic and societal/wider community

See above in respect of the protection and enhancement of local character and well designed sustainable development, and its potential contribution to local ownership and community. The designation has some potential to increase tourism in the local area, and in so doing links in with the wider aspirations of the Council around culture and leisure, as well as the national Levelling Up policy agenda for local communities.

None of the consultation responses received addressed these matters.

Scrutiny at Part One screening stage

People involved	Signatures	Date
<i>Lead officer carrying out the screening</i> Andy Wigley Policy and Environment Manager		10 th July 2023
<i>Any internal service area support*</i> Joe Crook Historic Environment Technical Officer		10 th July 2023
<i>Any external support**</i> Mrs Lois Dale Rurality and Equalities Specialist		10 th July 2023

****This refers to other officers within the service area***

*****This refers to support external to the service but within the Council, e.g., the Rurality and Equalities Specialist, the Feedback and Insight Team, performance data specialists, Climate Change specialists, and Public Health colleagues***

Sign off at Part One screening stage

Name	Signatures	Date
<i>Lead officer's name</i>		
<i>Accountable officer's name</i>		

**This may either be the Head of Service or the lead officer*

B. Detailed Screening Assessment

Aims of the service change and description
<p>Proposal to formally designate West Felton conservation area.</p> <p>West Felton is a village in the north west of the County, located to the south of Oswestry and of early Medieval/Saxon origin, and further colonized in the late Norman era, and features a motte and bailey castle and Norman church. Its layout, enclosures and development from the 16th to 19th centuries also contributes to its historic significance.</p> <p>Designation of a conservation area would place a duty in respect of relevant planning decisions to pay special attention to the preservation or enhancement of the conservation area, providing additional planning protection from unsympathetic development which might otherwise spoil the area's special character and significance, including the safeguarding of important trees and open spaces.</p> <p>Conservation area legislation emphasises the importance of the character of an area as a key consideration when decisions are made in respect of development proposals. A conservation area is defined as 'an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. Conservation is a more dynamic approach which allows change, but change that is managed so that the character and appearance of a place is maintained or enhanced</p>

Other consequences of conservation area status of note:

- In most circumstances outline planning applications are not acceptable. This is because it is not possible to “pay special attention” to the desirability of preserving or enhancing the character or appearance of the area without seeing the details of what is proposed to enable assessment and surety regarding acceptability of proposed development.
- Planning permission is required for demolition of buildings and structures over 115 cubic metres in size.
- It is an offence to cut down, top, lop, uproot, wilfully damage or destroy a tree in a conservation area without having given 6 weeks’ notice to the Local Planning Authority. During this period, the LPA may consider whether to make a Tree Preservation Order.
- Some restrictions on Permitted Development rights which result in slightly more restriction with regard to proposals than elsewhere (outside of conservation areas).
- Rights to display advertisements are more limited.

Intended audiences and target groups for the service change

The proposed designation will affect those living in the village should they come forward with development proposals. Planning applications will be subject to statutory consultations including a site notice.

Evidence used for screening of the service change

-Shropshire Council adopted Development Plan (consisting of the Core Strategy; Site Allocations and Management of Development (SAMDev) Plan; and any adopted formal Neighbourhood Plans).

- A 28 day period of formal public consultation was carried out using a range of communication methods including:

- Written letter notification of the proposed conservation area to all buildings affected including proposed boundary plan and information sheet.
- Advertisement via the Shropshire Council website.
- Laminated posters put up near the village shop, as well as the Parish Council’s notice board in the village.
- The Local Member has been informed of the proposals by email.
- Relevant Council departments were consulted including Trees, Planning Policy and Development Management.

•Historic England were consulted.

8 consultation responses were received from West Felton residents and 2 responses from organisations or consultees (CPRE, SC Ecology).

Specific consultation and engagement with intended audiences and target groups for the service change

See above.

Initial equality impact assessment by grouping (Initial health impact assessment is included below)

Please rate the impact that you perceive the service change is likely to have on a group, through stating this in the relevant column.

Please state if it is anticipated to be neutral (no impact) and add any extra notes that you think might be helpful for readers.

Protected Characteristic groupings and other groupings in Shropshire	High negative impact Part Two ESIIA required	High positive impact Part One ESIIA required	Medium positive or negative impact Part One ESIIA required	Low positive, negative, or neutral impact (please specify) Part One ESIIA required
<u>Age</u> (please include children, young people, young people leaving care, people of working age, older people. Some people may belong to more than one group e.g., a child or young person for whom there are safeguarding concerns e.g., an older person with disability)				Y This service change is not anticipated to impact specifically on any of these groups listed
<u>Disability</u> (please include mental health conditions and syndromes; hidden disabilities including autism and Crohn's disease; physical and sensory disabilities or impairments; learning disabilities; Multiple Sclerosis; cancer; and HIV)				√ Low Positive (The designation will promote the protection, and enhancement of the local environment aiming to thereby create a well-cared for natural and historic environment that helps to promote good mental health).
<u>Gender re-assignment</u> (please include associated aspects: safety, caring responsibility, potential for bullying and harassment)				√Neutral

Marriage and Civil Partnership (please include associated aspects: caring responsibility, potential for bullying and harassment)				√Neutral
Pregnancy and Maternity (please include associated aspects: safety, caring responsibility, potential for bullying and harassment)				√Neutral
Race (please include ethnicity, nationality, culture, language, Gypsy, Traveller)				√Neutral
Religion and belief (please include Buddhism, Christianity, Hinduism, Islam, Jainism, Judaism, Nonconformists; Rastafarianism; Shinto, Sikhism, Taoism, Zoroastrianism, and any others)				√Neutral
Sex (this can also be viewed as relating to gender. Please include associated aspects: safety, caring responsibility, potential for bullying and harassment)				√Neutral
Sexual Orientation (please include associated aspects: safety; caring responsibility; potential for bullying and harassment)				√Neutral
Other: Social Inclusion (please include families and friends with caring responsibilities; households in poverty; people for whom there are safeguarding concerns; people you consider to be vulnerable; people with health inequalities; refugees and asylum seekers; rural communities; veterans and serving members of the armed forces and their families)				√Neutral

Initial health and wellbeing impact assessment by category

Please rate the impact that you perceive the service change is likely to have with regard to health and wellbeing, through stating this in the relevant column.

Please state if it is anticipated to be neutral (no impact) and add any extra notes that you think might be helpful for readers.

Health and wellbeing: individuals and communities in Shropshire	High negative impact <i>Part Two HIA required</i>	High positive impact	Medium positive or negative impact	Low positive negative or neutral impact (please specify)
Will the proposal have a <i>direct</i> impact on an individual's health, mental health and wellbeing? For example, would it cause ill health, affecting social inclusion, independence and participation?				√Neutral
Will the proposal <i>indirectly</i> impact an individual's ability to improve their own health and wellbeing?				√ Low Positive (The designation will promote the protection, conservation and enhancement of

For example, will it affect their ability to be physically active, choose healthy food, reduce drinking and smoking?				the local environment aiming to thereby create a well-cared for environment that helps people maintain active lifestyles and good mental health).
<p>Will the policy have a <i>direct impact</i> on the community - social, economic and environmental living conditions that would impact health?</p> <p>For example, would it affect housing, transport, child development, education, employment opportunities, availability of green space or climate change mitigation?</p>				√Low Positive (The conservation area will promote well-designed, sustainable development that seeks to conserve and enhancing the local area and its associated green spaces, cultural heritage and encouraging visitor attraction.)
<p>Will there be a likely change in <i>demand</i> for or access to health and social care services?</p> <p>For example: Primary Care, Hospital Care, Community Services, Mental Health, Local Authority services including Social Services?</p>				√Neutral

Identification of likely impact of the service change in terms of other considerations including climate change and economic or societal impacts

It is considered that the designation will have a positive impact on the character and appearance of the village in terms of helping inform future development, a neutral impact in considering climate change and a low positive impact in terms of economic and societal impacts.

It is not considered that the human rights of any individuals will be affected as a consequence of these proposals.

Guidance Notes

1. Legal Context

It is a legal requirement for local authorities to assess the equality and human rights impact of changes proposed or made to services. It is up to us as an authority to decide what form our equality impact assessment may take. By way of illustration, some local authorities focus more overtly upon human rights; some include safeguarding. It is about what is considered to be needed in a local authority's area, in line with local factors such as demography and strategic objectives as well as with the national legislative imperatives.

Carrying out these impact assessments helps us as a public authority to ensure that, as far as possible, we are taking actions to meet the general equality duty placed on us by the Equality Act 2010, and to thus demonstrate that the three equality aims are integral to our decision making processes.

These are: eliminating discrimination, harassment and victimisation; advancing equality of opportunity; and fostering good relations.

These screening assessments for any proposed service change go to Cabinet as part of the committee report, or occasionally direct to Full Council, unless they are ones to do with Licensing, in which case they go to Strategic Licensing Committee.

Service areas would ordinarily carry out a screening assessment, or Part One equality impact assessment. This enables energies to be focussed on review and monitoring and ongoing evidence collection about the positive or negative impacts of a service change upon groupings in the community, and for any adjustments to be considered and made accordingly.

These screening assessments are recommended to be undertaken at timely points in the development and implementation of the proposed service change.

For example, an ESHIA would be a recommended course of action before a consultation. This would draw upon the evidence available at that time, and identify the target audiences, and assess at that initial stage what the likely impact of the service change could be across the Protected Characteristic groupings and our tenth category of Social Inclusion. This ESHIA would set out intended actions to engage with the groupings, particularly those who are historically less likely to engage in public consultation eg young people, as otherwise we would not know their specific needs.

A second ESHIA would then be carried out after the consultation, to say what the feedback was, to set out changes proposed as a result of the feedback, and to say where responses were low and what the plans are to engage with groupings who did not really respond. This ESHIA would also draw more upon actions to review impacts in order to mitigate the negative and accentuate the positive. Examples of

this approach include the Great Outdoors Strategy, and the Economic Growth Strategy 2017-2021

Meeting our Public Sector Equality Duty through carrying out these ESHIAs is very much about using them as an opportunity to demonstrate ongoing engagement across groupings and to thus visibly show we are taking what is called due regard of the needs of people in protected characteristic groupings

If the screening indicates that there are likely to be significant negative impacts for groupings within the community, the service area would need to carry out a full report, or Part Two assessment. This will enable more evidence to be collected that will help the service area to reach an informed opinion.

In practice, Part Two or Full Screening Assessments have only been recommended twice since 2014, as the ongoing mitigation of negative equality impacts should serve to keep them below the threshold for triggering a Full Screening Assessment. The expectation is that Full Screening Assessments in regard to Health Impacts may occasionally need to be undertaken, but this would be very much the exception rather than the rule.

2. Council Wide and Service Area Policy and Practice on Equality, Social Inclusion and Health

This involves taking an equality and social inclusion approach in planning changes to services, policies, or procedures, including those that may be required by Government.

The decisions that you make when you are planning a service change need to be recorded, to demonstrate that you have thought about the possible equality impacts on communities and to show openness and transparency in your decision-making processes.

This is where Equality, Social Inclusion and Health Impact Assessments (ESHIA) come in. Where you carry out an ESHIA in your service area, this provides an opportunity to show:

- What evidence you have drawn upon to help you to recommend a strategy or policy or a course of action to Cabinet.
- What target groups and audiences you have worked with to date.
- What actions you will take in order to mitigate any likely negative impact upon a group or groupings, and enhance any positive effects for a group or groupings; and
- What actions you are planning to review the impact of your planned service change.

The formal template is there not only to help the service area but also to act as a stand-alone for a member of the public to read. The approach helps to identify whether or not any new or significant changes to services, including policies, procedures, functions, or projects, may have an adverse impact on a particular group of people, and whether the human rights of individuals may be affected.

This assessment encompasses consideration of social inclusion. This is so that we are thinking as carefully and completely as possible about all Shropshire groups and communities, including people in rural areas and people or households that we may describe as vulnerable.

Examples could be households on low incomes or people for whom there are safeguarding concerns, as well as people in what are described as the nine 'protected characteristics' of groups of people in our population, e.g., Age. Another specific vulnerable grouping is veterans and serving members of the Armed Forces, who face particular challenges with regard to access to Health, to Education, and to Housing.

We demonstrate equal treatment to people who are in these groups and to people who are not, through having what is termed 'due regard' to their needs and views when developing and implementing policy and strategy and when commissioning, procuring, arranging, or delivering services.

When you are not carrying out an ESHIA, you still need to demonstrate and record that you have considered equality in your decision-making processes. It is up to you what format you choose.-You could use a checklist, an explanatory note, or a document setting out our expectations of standards of behaviour, for contractors to read and sign. It may well not be something that is in the public domain like an ESHIA, but you should still be ready for it to be made available.

Both the approaches sit with a manager, and the manager has to make the call, and record the decision made on behalf of the Council. Help and guidance is also available via the Commissioning Support Team, either for data, or for policy advice from the Rurality and Equalities Specialist. Here are some examples to get you thinking.

Carry out an ESHIA:

- If you are building or reconfiguring a building.
- If you are planning to reduce or remove a service.
- If you are consulting on a policy or a strategy.
- If you are bringing in a change to a process or procedure that involves other stakeholders and the wider community as well as particular groupings

For example, there may be a planned change to a leisure facility. This gives you the chance to look at things like flexible changing room provision, which will maximise positive impacts for everyone. A specific grouping that would benefit would be people undergoing gender reassignment

Carry out an equality and social inclusion approach:

- If you are setting out how you expect a contractor to behave with regard to equality, where you are commissioning a service or product from them.
- If you are setting out the standards of behaviour that we expect from people who work with vulnerable groupings, such as taxi drivers that we license.

- If you are planning consultation and engagement activity, where we need to collect equality data in ways that will be proportionate and non-intrusive as well as meaningful for the purposes of the consultation itself.
- If you are looking at services provided by others that help the community, where we need to demonstrate a community leadership approach

For example, you may be involved in commissioning a production to tour schools or appear at a local venue, whether a community hall or somewhere like Theatre Severn. The production company should be made aware of our equality policies and our expectation that they will seek to avoid promotion of potentially negative stereotypes. Specific groupings that could be affected include: Disability, Race, Religion and Belief, and Sexual Orientation. There is positive impact to be gained from positive portrayals and use of appropriate and respectful language in regard to these groupings in particular.

3. Council wide and service area policy and practice on health and wellbeing

This is a relatively new area to record within our overall assessments of impacts, for individual and for communities, and as such we are asking service area leads to consider health and wellbeing impacts, much as they have been doing during 2020-2021, and to look at these in the context of direct and indirect impacts for individuals and for communities. A better understanding across the Council of these impacts will also better enable the Public Health colleagues to prioritise activities to reduce health inequalities in ways that are evidence based and that link effectively with equality impact considerations and climate change mitigation.

Health in All Policies – Health Impact Assessment

Health in All Policies is an upstream approach for health and wellbeing promotion and prevention, and to reduce health inequalities. The Health Impact Assessment (HIA) is the supporting mechanism

- Health Impact Assessment (HIA) is the technical name for a common-sense idea. It is a process that considers the wider effects of local policies, strategies and initiatives and how they, in turn, may affect people's health and wellbeing.
- Health Impact Assessment is a means of assessing both the positive and negative health impacts of a policy. It is also a means of developing good evidence-based policy and strategy using a structured process to review the impact.
- A Health Impact Assessment seeks to determine how to maximise health benefits and reduce health inequalities. It identifies any unintended health consequences. These consequences may support policy and strategy or may lead to suggestions for improvements.
- An agreed framework will set out a clear pathway through which a policy or strategy can be assessed and impacts with outcomes identified. It also sets out the support mechanisms for maximising health benefits.

The embedding of a Health in All Policies approach will support Shropshire Council through evidence-based practice and a whole systems approach, in achieving our corporate and partnership strategic priorities. This will assist the Council and partners in promoting, enabling and sustaining the health and wellbeing of individuals and communities whilst reducing health inequalities.

Individuals

Will the proposal have a *direct impact* on health, mental health and wellbeing?

For example, would it cause ill health, affecting social inclusion, independence and participation?

Will the proposal directly affect an individual's ability to improve their own health and wellbeing?

This could include the following: their ability to be physically active e.g., being able to use a cycle route; to access food more easily; to change lifestyle in ways that are of positive impact for their health.

An example of this could be that you may be involved in proposals for the establishment of safer walking and cycling routes (e.g., green highways), and changes to public transport that could encourage people away from car usage. and increase the number of journeys that they make on public transport, by foot or on bicycle or scooter. This could improve lives.

Will the proposal *indirectly impact* an individual's ability to improve their own health and wellbeing?

This could include the following: their ability to access local facilities e.g., to access food more easily, or to access a means of mobility to local services and amenities? (e.g. change to bus route)

Similarly to the above, an example of this could be that you may be involved in proposals for the establishment of safer walking and cycling routes (e.g. pedestrianisation of town centres), and changes to public transport that could encourage people away from car usage, and increase the number of journeys that they make on public transport, by foot or on bicycle or scooter. This could improve their health and well being.

Communities

Will the proposal directly or indirectly affect the physical health, mental health, and wellbeing of the wider community?

A *direct impact* could include either the causing of ill health, affecting social inclusion, independence and participation, or the promotion of better health.

An example of this could be that safer walking and cycling routes could help the wider community, as more people across groupings may be encouraged to walk more, and as there will be reductions in emission leading to better air quality.

An *indirect impact* could mean that a service change could indirectly affect living and working conditions and therefore the health and well being of the wider community.

An example of this could be: an increase in the availability of warm homes would improve the quality of the housing offer in Shropshire and reduce the costs for households of having a warm home in Shropshire. Often a health promoting approach also supports our agenda to reduce the level of Carbon Dioxide emissions and to reduce the impact of climate change.

Please record whether at this stage you consider the proposed service change to have a direct or an indirect impact upon communities.

Demand

Will there be a change in demand for or access to health, local authority and social care services?

For example: Primary Care, Hospital Care, Community Services, Mental Health and Social Services?

An example of this could be: a new housing development in an area would affect demand for primary care and local authority facilities and services in that location and surrounding areas. If the housing development does not factor in consideration of availability of green space and safety within the public realm, further down the line there could be an increased demand upon health and social care services as a result of the lack of opportunities for physical recreation, and reluctance of some groupings to venture outside if they do not perceive it to be safe.

For further information on the use of ESHIAs: please contact your head of service or contact Mrs Lois Dale, Rurality and Equalities Specialist and Council policy support on equality, via telephone 01743 258528, or email lois.dale@shropshire.gov.uk.

For further guidance on public health policy considerations: please contact Amanda Cheeseman Development Officer in Public Health, via telephone 01743 253164 or email amanda.cheeseman@shropshire.gov.uk

Initial Draft Conservation Area Appraisal – West Felton Conservation Area

July 2023



www.shropshire.gov.uk
General Enquiries: 0345 678 9000

West Felton Conservation Area Appraisal

Contents

1. Introduction
 - Background to the Conservation Area
 - Policy and legal context
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2. Assessment of the special interest of the area
 - Location and setting
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 - Archaeological significance and potential
 - Form and layout
 - Architectural quality and built form
 - Landscape character and open space
 - Overall character

3. Sensitivity and capacity for change
 - To be completed.

4. Conservation area management plan
 - To be completed.

1. Introduction

Background to the Conservation Area

The West Felton Conservation Area appraisal has been produced following local consultation over the designation of a Conservation Area for West Felton. An approach to the local authority was made by West Felton Parish Council along with their heritage consultant regarding consideration of this designation due to the historic significance of the village. A variety of information was supplied to the local authority including details of informal local consultation and a drop in exhibition. Historic Environment Officers visited West Felton following the submission of this information and concurred that the area was worthy of designation in this regard.

It is a statutory duty of local authorities to determine areas it is desirable to preserve and enhance and designate them as Conservation Areas, and part of this process is to produce a Conservation Area appraisal in order to set out the character and significance of the area designated.

The document therefore intends to set out the significance of West Felton (i.e. the value that the Conservation Area has to this and future generations because of its heritage interest) and its character and appearance, its historical development and those features which contribute to its special character. It also reviews the existing condition of the area and sets out some principles and actions for its future management.

Policy and legal context

Section 69 of the 1990 Planning (Listed Buildings and Conservation Areas) Act (as amended) requires Local Planning Authorities to determine which parts of their area are 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. Following designation of the Conservation Area, the local authority has a statutory duty to ensure that those elements that form its character or appearance should be preserved or enhanced, specifically when considering planning applications under Section 72(1) of the same Act. It is therefore necessary to define and analyse those qualities or elements that contribute to, or detract from, the special interest of the area and to assess how they combine to justify its designation as a Conservation Area.

The National Planning Policy Framework (NPPF) 2021 sets out the overarching requirement for local planning authorities to identify and protect areas of special interest (Section 16) along with the appropriate consideration of new conservation areas (paragraph 191) such areas should justify its status.

Conservation area appraisals are based upon best practice guidelines set out by Historic England in their publication Advice Note 1: Conservation Area Appraisal, Designation and Management (Second Edition Feb 2019).

Designated heritage assets

There are a total of 16 designated heritage assets located in West Felton. In the west village these comprise the Scheduled monument: Motte castle adjacent to St Michael's Church (NHLE no. 1019296) and the Grade II* listed Church of St Michael, Woolston Road (NHLE no. 1367365). A further 10 buildings and structures are Grade II listed:

- Lodge Farmhouse with attached stables and malthouse, Fox Lane (NHLE no. 1307262)
- Old Farmhouse, Fox Lane (NHLE no. 1054235)
- Barn approximately 10 metres to the east of Old Farmhouse, Fox Lane (NHLE no. 1177812)
- Manor Farmhouse and attached garden wall, Manor Lane (NHLE no. 1307270)
- Outbuilding and privy attached to wall to right of Manor Farmhouse, Manor Lane (NHLE no. 1054237)
- Barn approximately 15 metres south west of Manor Farmhouse, Manor Lane (NHLE no. 1295248)
- Threadneedle Cottage, Threadneedle Street (NHLE no. 1054203)
- Threadneedle Well, Threadneedle Street (NHLE no. 1367364)
- Sundial and steps approximately 20 metres south of nave of Church of St Michael, Woolston Road (NHLE no. 1295213)
- Bentley memorial approximately 1 metre north east of north aisle of Church of St Michael, Woolston Road (NHLE no. 1054206)

A further fourth Grade II listed buildings are located in the east village:

- Felton Grange, The Avenue (NHLE no. 1177799)
- Wall approximately 20 metres north of Felton Grange and attached outbuilding at south west end, The Avenue (NHLE no. 1054234)
- The Brick House, A5 (NHLE no. 1054232)
- Old Plough Cottage, A5 (NHLE no. 1177790)

Summary of the special interest of the area

To be completed.

2. Assessment of the special interest of the area

Location and setting

West Felton is a village and civil parish located in the north-west of Shropshire, and approximately 5 miles to the south-east of the town of Oswestry. It is formed of two areas to east and west, divided by the modern A5 road which runs north to south. The west village is the site of the earliest historic core, whilst the east village straddles the Holyhead Road, formerly the principal route linking Shrewsbury and Oswestry, and beyond that London and Holyhead. Both areas of the village are bounded by open fields. The hamlets of Queen's Head and Rednal are nearby, along with the estates of Tedsmore, Woodhouse and Pradoe. The Pradoe Registered Park and Garden (grade II) is located approximately half a mile to the south-east of the village.

The topography is relatively flat with a gentle rise on the Holyhead Road on approach to the village, and gentle slope down towards the A5 and west part of the village where the Scheduled Motte and grade II* listed Church of St Michael are located.

Historic development

Background

The manor of West Felton is first mentioned in Domesday Book (1086), when it formed part of Merset Hundred. The placename means 'settlement in open ground', possibly a specific reference to open field agriculture (Gelling and Foxall 1990: 307). The placename infers there was a settlement focal point here by the mid-11th century.

At the time of the Norman Conquest the manor of West Felton was held by Siward, one of five manors in Merset Hundred held by him. Much of Merset Hundred was waste before 1086, probably the result of Welsh incursions under Gruffydd ap Llywelyn, and the Domesday Book records that it was still waste in 1086. By 1086 the manor formed part of the holdings of Roger of Montgomery, Earl of Shrewsbury, being held from him by his Sheriff, Reginald Balliol, and from him by an unnamed man at arms (Hannaford, 1995; Thorn, 1986).

The Hundred of Merset ceased to exist in the early 13th century being broken up into a series of Marcher lordships or Welshries (Thorn 1986: Note 4). By 1160 West Felton formed one of the townships of Ruyton of the Eleven Towns, held by the Lestranges of Ness under the FitzAlan lordship of Oswestry. Three tenants are recorded in the manor are John Fitz Philip in 1255 and Thomas de Lee and Stephen son of Thomas de Felton in 1305 (Hannaford, 1995).

In 1536 the marcher lordship of Oswestry was restored to the county as part of the new Hundred of Oswestry. In 1580 the last FitzAlan died without male heir, and in 1603 the Lordship of Oswestry was granted by James I to Thomas Howard, Earl of Suffolk. West Felton passed eventually to the Lords Craven (Lords of the Manor of Ruyton). The Manor

House was bought from the Cravens in around 1771 by the Frank family, although it was possibly rented to the Fitzherbert family in the late 18th century.

West village

The substantial motte standing west of Manor Farm, likely dates to the late 11th–early 12th century, and the earliest fabric of St Michael’s Church lying immediately west of the motte dates to the 12th century. Together the motte and church form the seignorial and spiritual heart of the post-Conquest settlement.

Manor Farm likely represents the site of a medieval manor house probably established following the abandonment of the motte. This is perhaps supported by the recent identification of a surviving 17th century timber-framed gatehouse during an historic building survey (Morriss, 2012). The present farmhouse dates to the mid-18th century, the farm buildings comprise a mid-17th to early-18th century threshing barn and late 18th-early 19th century stables and a cowhouse range (Morriss, 2012).

Within the remainder of the west village historic mapping suggests substantial change within the settlement between the late 18th and late 19th century. This was probably driven by the significant improvements in agricultural practices at this time. These improvements are reflected in the built form of the agricultural working buildings. Several farmsteads were either replaced or remodelled during this period, especially along Threadneedle Street. The historic mapping also indicates settlement contraction along the eastern side of Threadneedle Street and the south side of Fox Lane between the late 18th and early 19th century. A new farmstead, Lodge Farm, was established to the south of Fox Lane during this same period. This was counterbalanced by the loss of what appears to have been a large farmstead at the junction of Threadneedle Street and Fox Lane, lost between the 1837 tithe map and the first edition 25” Ordnance Survey map of 1877.

By the late 18th century, the land between Old Rectory Gardens and Threadneedle Street to the south was principally occupied by The Rectory, a large, detached property standing within substantial grounds. The Rectory may have occupied this site from at least the 17th century or possibly earlier. It was rebuilt in the late 18th–early 19th century; photographs taken circa 1900 show a late Georgian brick building. It was demolished in circa 1970 and the site and its grounds were gradually redeveloped between the late 20th and early 21st century. A range of working buildings, possibly stables, associated with The Rectory survive to the south-west on Threadneedle Street.

Documentary evidence suggests that a National School was built in the 1830s; this may be the former St Michael’s Hall, which certainly existed by the time of the 1837 tithe map. By the late 19th century, it was the Sunday School. It was built in the centre of the junction of what is now The Avenue and Old Rectory Gardens on what had probably been common land shown as an *outgang*¹ on the 1777 Craven estate map. The areas of common land shown on this map had all been enclosed by the mid-19th century.

¹ *Outgang*: a holding area for stock before they were funnelled into the surrounding fields/common land/meadows designated for grazing

East village

The earliest evidence for the development of the east village is the 1771 Craven estate map. This map shows two farmsteads sited on Holyhead Road. The first stood opposite Hickson's Lane (now Old Plough Cottage) and the second stood at the junction of Holyhead Road and Fox Lane/Tedsmore Road, now The Old Smithy and the site of The Fox and Hounds Public House, since demolished. The 1771 Craven estate map does not, however, include large sections of the eastern side of the Holyhead Road. It is possible that the Brick House which stands opposite Old Plough Cottage, and dates to at least the late 18th century, may have originated as a third farmstead standing on Holyhead Road. Similarly, it is not possible to determine whether settlement existed at this date to the south of The Cross, on the site of the present The Punch Bowl public house and Village Stores.

The establishment of the coaching route along the Holyhead Road during this period may have stimulated further development associated with the provision of refreshments and other accompanying trades such as a smithy and ~~wheelwrights~~ wheelwright's shop. Documentary sources indicate that wealthy farmers invested heavily in providing facilities in the form of Coaching Inns. The mid-17th century Old Plough Cottage had been a public house prior to 1819 (SRO 5216/2/F/2/1).

In the 18th and 19th century, this part of the village came to be dominated by two minor estates, Orange Grove (latterly Felton Grange) and Dovaston. Dovaston House, originally known as The Nursery, was built or rebuilt in the mid-18th–early 19th-century in substantial grounds to the north-east of the village. The house was demolished, and the site redeveloped in the 1980s, although a number of structures and other features survive including a row of trees and a low stone wall marking the boundary of the estate with the Holyhead Road.

The Holyhead Road continued to be the principal focus for development throughout the 19th century when several properties were built or rebuilt. These included detached properties such as Stone House and The Yews, as well as rows of brick cottages such as those to the south of The Cross and what is now the Village stores. The Punch Bowl public house probably also dates to the mid-19th century.

Several key public buildings were constructed in the early 20th century. This included the Hazelhurst Memorial Institute in 1908 and built in remembrance of W.C. Hazelhurst, the Rector between 1891 and 1905, for the purposes of promoting reading and education. In the aftermath of the First World War (1914–1918) a further two memorial structures were erected, the West Felton Public Hall dated 1923 and the War Memorial, both located on the west side of Holyhead Road.

Archaeological significance and potential

Across the wider parish there is currently limited evidence for human activity prior to the Bronze Age. Eight Bronze Age burnt mounds² have been recorded associated with the former wetland areas to the north-east of the parish and to the south of the village. Bronze Age funerary activity has been indicated from aerial photography in the form of 12 ring ditches located on the elevated land towards the centre and at the southern edge of the parish. Three Bronze Age finds have been recorded from the village itself, these include an axehead (palstave) found in 1865 or 1867 as well as a spearhead whose find date is unknown. These two finds were reportedly found either on the Dovaston estate or just to its north. A Bronze Age perforated stone axe was also found at Manor Farm before 1958. There is consequently the potential for further stray finds, or possibly archaeological features, of later prehistoric date to be encountered within and around the village. Any archaeological remains present within the village itself are likely to have been truncated by subsequent agricultural and development activities.

There are numerous enclosures visible as cropmarks on aerial photography across the parish which are likely to relate to late prehistoric–Romano-British activity. There is currently no evidence for Iron Age or Roman activity focused within the village itself.

In the west village the earliest detailed map, the 1771 Craven estate map, shows the extant road pattern which forms a roughly oval enclosure (Rectory Gardens to the north, Threadneedle Street curving round to the east and the western extension of Fox Lane to the south). This enclosure is subdivided by a straight section of Threadneedle Street. This oval enclosure may have formed the focal point of settlement established in the early medieval period. The motte was constructed after the Norman Conquest, and alongside it stands the broadly contemporary St Michael's Church. These two structures represent the physical imposition of Norman lordship upon the local population. The motte and church appear to have been laid out over and adjacent to the north-western extent of the oval enclosure. The historic settlement is likely to have been dispersed across and/or around the enclosure. Archaeological investigations on the site of The Rectory in the north-western corner of the oval enclosure, found evidence for probable medieval ditches likely associated with agricultural activity (Taverner, 2002; Kenney 2003). This finding may be evidence of a dispersed settlement pattern within the village during this period.

Scholars have long suggested that at least one castle bailey was established adjacent to the motte, although to date no physical evidence has been found. The preferred location is given as east-north-east of the motte, which would have incorporated what is now Manor Farm. An alternative, or possibly second, bailey has been suggested to the west of the motte encompassing St Michael's Church. The limited archaeological investigations at Manor Farm in 2017 and 2020 did not identify any evidence for medieval activity associated with either a bailey or other medieval settlement activity (Frost 2017; Frost 2020).

² Burnt mound: A mound of fire-cracked stones, normally accompanied by a trough or pit which may have been lined with wood, stone or clay. Their function remains uncertain but may have been used as hearths for cooking and/or as sweat lodges/saunas.

It is likely that the motte was abandoned at an early date in the medieval period and was probably replaced by more commodious accommodation. Manor Farm may be located on the site of a later medieval manor house. The recently identified gatehouse has been broadly dated to the 17th century and would lend support to the presence of a substantial property at this location by at least this date.

The land around the motte and St Michaels Church is of very high archaeological potential. The remainder of the old village is an area of high archaeological potential, particularly in areas which have seen limited development such as the area to the south of Fox Lane or east of Threadneedle Street. Archaeological remains associated with early settlement activity within the village core itself are likely to have been truncated by later development.

There is a low potential for later medieval and/or early post medieval settlement activity to be present along the Holyhead Road. It is possible that the three properties indicated on the 1771 estate map near the two junctions of Holyhead Road with Hickson's Lane and with Fox Lane/Tedsmore Road have earlier origins. Any archaeological remains present are, however, likely to have been truncated by subsequent development.

Form and layout

West Felton comprises two historic settlement cores, that to the west focused upon the church and motte, and that to the east focused upon the Holyhead Road. The origins and development of the two halves of the village has shaped their differing character. The two halves are now physically separated by the construction of the A5 road in the later 20th century. This road was constructed in a deep cutting and is not visible from either portion of the village. Its presence is indicated by a mature tree belt which flanks both sides of the cutting.

West village

The historic character of the west village retains a sense of its origins as a farming community. It comprises clusters of farmsteads set within and around the old lanes forming the oval enclosure which makes up the historic core. Set around the groups of historic farmsteads are late 20th and early 21st century houses, infilling on the site of former buildings and gardens.

The oldest building in the village is the Grade II* listed St Michael's Church whose earliest fabric dates from the 12th century, with a late 18th century tower and further 19th century additions.

Most of the historic buildings date from the mid-18th century onwards and comprise a mix of domestic and formerly agricultural buildings. The largest houses, The Court and The Hollies, date to the last two decades of the 19th century.

Five large farmsteads survive, three of which have regular courtyard plan forms with one or more yards, suggesting they were built or rebuilt in the late 18th–early 19th century. These buildings reflect the agricultural improvements, which were occurring at this time. The latest of these is Lodge Farm built in the early 19th century. The farmstead comprises large

stone built working buildings, including a malthouse. The red brick farmhouse stands to the south and east of the working buildings. Manor Farm and Old Farm display a more dispersed plan form perhaps indicating their early origins. Both contain surviving working buildings of at least 17th to early 18th century date.

Several lanes radiate out from this historic core including The Avenue and Fox Road, which leave the eastern side of the west village and cross the A5 road cutting to ultimately join the east village at Holyhead Road. The other lanes lead north, south and west into the surrounding rural landscape which is dominated by isolated farms and mixed arable and pasture fields, subdivided by hedgerows.

The southern side of The Avenue is lined by hedged paddocks whilst to the north there are four detached houses standing within extensive grounds. Avenue House stands immediately adjacent to The Avenue, but all the others are set back off the road.

East village

The oldest part of the east village clusters around The Cross, although the remainder of the village reflects its origins as a piecemeal ribbon development. The section of Holyhead Road to the north of The Cross forms the main approach into the village from Oswestry. The eastern side retains a sense of open space lined only by a row of mature trees. These are just set back from a low wall, comprising one course of large sandstone blocks and coping stones, beyond which there is a grassed area.

The sense of enclosure intensifies, at least initially, to the south of The Cross where buildings on both sides of Holyhead Road stand either directly onto or just back from the roadside. These buildings comprise The Punch Bowl public house to the east, and to the west is the village shop and a row of brick cottages. Beyond The Punch Bowl is its car park and gardens where the sense of enclosure recedes. On the opposite side of the road are further 19th century houses (detached and semi-detached) as well as the West Felton Public Hall, built gable end onto the road.

Beyond these properties to the south the historic buildings were originally constructed at intervals and were surrounded by small fields. These fields have largely been lost to infilling on both sides of the Holyhead Road throughout the later 20th and early 21st century. Most of the modern houses and bungalows within the proposed Conservation Area are detached. They are generally set back at least 10m from the roadside, within sizable gardens fronted by very low stone or brick walls.

The principal surviving historic properties are the mid-17th century timber framed Old Plough Cottage and the late 18th century The Brick House, both Grade II listed, which stand opposite one another on the Holyhead Road. The Brick House is bounded to the north by Hickman Lane, now a footpath, which links Holyhead Road with School Road. The blank walls of its associated single storey outbuildings back onto Hickman Lane. To the south of The Brick House are two access lanes for mostly modern detached houses standing in

generous gardens. The most southerly access lane leads, after 115m, to the Stone House constructed in the late 19th century. The eastern and southern sides of the house are enclosed by a stone wall. The property had originally been built towards the centre of a field with a wooded area to its north-east, which by circa 1900 may have formed a small orchard. The remains of the wooded area/orchard survive, and beyond them the remainder of the field forms part of the Stone House grounds where there is now a tennis court and lawns.

At the southern extent of the proposed Conservation Area is the Haslehurst Memorial Institute built in 1909 and the War Memorial erected in the 1920s. The latter is enclosed on its northern, western, and southern sides by a beech hedge with a low brick wall and iron pedestrian gate to the east.

The Avenue forms the principal road leading from the west village into The Cross. Just to the east of the A5 road cutting the southern side of The Avenue is initially lined by a mature shelter belt of trees, which historically form part of the landscaped grounds belonging to Felton Grange. This small country house is not visible from this part of The Avenue, being enclosed firstly by a stone wall and planting into which is set the principal gateway for the property and its grounds. To the north of the stone wall is a tall brick wall with stone copings. The wall curves round to the north of Felton Grange whose upper storeys and roofs can just be glimpsed.

Beyond the property boundary of Felton Grange are modern houses and the much altered 19th century Grange Cottage. These properties are all set back from the road within gardens mostly bounded by stone walls.

Architectural quality and built form

The historic built form of both halves of the village is dominated by red brick buildings of 18th and 19th century date. In the west village the built form reflects the rural origins of the settlement where there are a high number of surviving agricultural buildings, although the majority have since been converted to residences. There are very few agricultural or outbuildings in the east village; the exception being the small brick and stone outbuildings located to the rear of The Brick House.

The farmhouses in the west village, The Manor House, Lodge Farm, Old Farm and Felton Farm are all three bay, two storey red brick buildings with central doorways, although they all differ in their massing and architectural detailing. Felton Farm has a fourth bay set back from the main building line probably a later addition. The Brick House, on Holyhead Road, is a three-bay, three storey house with central doorway. The southern end bay may be an addition or rebuilding of an earlier bay. All these properties were built, or rebuilt, between the mid-18th and mid-19th centuries.

The Yews, at The Cross, is also a two-storey, three bay house albeit constructed on a more modest scale than the others. Only its frontage is of red brick, both gables are constructed of local sandstone. Historic mapping suggests it dates to the mid-late 19th century. Of a similar period are the semi-detached red brick houses (The Hollies and Nesscliffe House)

located not far to the south of The Yews. To the north of The Yews there are two rows of red brick cottages. The first row comprises four houses although the northern two have been rendered. The second row, which terminates with the Village Stores, comprises a further four smaller houses set back from the predominant building line. Documentary evidence suggests that these properties may have existed by 1837 (Kenyon, 1904: 330).

The three largest red brick houses in the village are Felton Grange set to the west of The Cross, originally constructed in the mid-18th century, substantially extended in the mid-19th century, and the late 19th century The Court and The Hollies in the west village.

Threadneedle Cottage in west village and The Old Plough on Holyhead Road, are the only domestic dwellings with substantial surviving timber-framing. The rear of one of the bays at The Brick House, also on Holyhead Road, comprises a light timber frame perhaps indicating an earlier origin. Church Cottage, located to the south-west of the Church, also reportedly retains half-timbering in its rear portion. The remaining timber framed buildings are all agricultural buildings of late 17th or early 18th century date located at Manor Farm and Old Farm.

A small number of buildings constructed out of the local sandstone (Ruyton Stone) are also present dotted around the west village. The earliest, and largest, stone building is St Michael's Church. The most prominent stone-built property within the village is the large agricultural range, incorporating a former malthouse, part of the Grade II listed Lodge Farm. The remainder are mostly small buildings such as 'The Barn House' and the former St Michael's Hall. In the east village the most substantial stone building is the late 19th century Stone House, which is set back from the Holyhead Road behind modern houses.

There are three single storey public buildings located within both halves of the village; the former St Michael's Hall in west village, and the former Haslehurst Memorial Institute and the West Felton Public Hall on Holyhead Road. The Haslehurst Memorial Institute is the only example of an Arts and Crafts building in the proposed Conservation Area.

Stone and red brick boundary walls are a prominent feature of the west village and The Avenue, used to enclose gardens and some of the larger properties such as Lodge Farm, The Court and The Hollies as well as St Michael's church yard. A key feature of the stone wall on the west side of Threadneedle Street, now enclosing a modern house and garden, is the square opening to a Grade II listed well of probable medieval origin. The boundary wall enclosing Felton Grange is a significant feature on the southern side of The Avenue.

At the northern entrance to the east village the eastern side of Holyhead Road is lined by a low stone wall which demarcates the former Dovaston estate. It likely represents the remaining course of the original boundary wall. Low stone-built boundary walls are also occasionally present further south along Holyhead Road, often enclosing modern properties. Red brick walls are also present, although the majority are of modern construction.

Landscape character and open space

West village

The road network around the west village retains its rural settlement character with narrow winding lanes with limited street lighting and sections of narrow grass verges. There are very few hard kerbs and no footpaths, other than that leading down the south side of The Avenue and continuing for a short section of Threadneedle Street. The approach into the west village along Fox Lane from the A5 bridge and the lane, Old Rectory Gardens, which are both bounded by fields, are particularly evocative of this rural character. There are long views north from Old Rectory Gardens across the fields towards the hills to the west of Oswestry. There are also views into the surrounding countryside from various points along Fox Lane, and across the paddocks east of Threadneedle Lane where the views terminate at the tree belt flanking the A5 road cutting.

The key public open spaces within the village are the churchyard around St Michael's Church with the motte to its west, and the modern burial ground to the east. The fields to the north and west of Manor Farm are historically associated with this property and with the motte. The fields to the north may have comprised part of the former castle bailey. These fields, therefore, form a key part of the setting of this cluster of designated heritage assets which also includes St Michael's Church.

St Michael's churchyard contains many mature deciduous trees, and there are further mature trees within the gardens of The Court at the junction of Fox Lane and Threadneedle Lane. Several yew trees are present at the western end of Fox Lane two of which stand behind a stone boundary wall and may be associated with an episode of landscaping at Lodge Farm. Across the remainder of the village there are very few mature trees.

Several of the historic properties sit within gardens as do the modern houses. Many of these properties are set behind walls, sometimes topped by hedging, contiguous with the principal lanes. The majority of the historic farm buildings, even where converted, are not so frequently associated with spacious gardens, and these examples retain a greater sense of their origins as working buildings.

The four properties at the west end of The Avenue are situated within generous plots backing onto fields which enhance the rural character of this part of the road. On the opposite side of The Avenue are paddocks enclosed behind a mature hedgerow.

East village

The Cross retains its character as the heart of the east village formed by the road junction and the presence of The Punch Bowl, and the rows of properties opposite. This cluster of buildings reflects the history of Holyhead Road as the former key route linking London with the port at Holyhead.

The key open space within the east village is located on the approach from Oswestry to the north. This comprises a grassed area set behind the low stone wall and is backed by a line of mature trees. To the south beyond The Cross the road is bordered by mostly modern houses

stood within generous front gardens. The War Memorial stands alone separated from the buildings to the north by the presence of a large yew. The War Memorial stands within in its own enclosure and there is a sense of space around it which is respected by the modern housing development to the south (beyond the proposed Conservation Area boundary). The sense of space around the War Memorial is further enforced by the field to its rear, which ultimately terminates at the tree belt flanking the modern A5 road cutting. This is the only section of the road where the wider rural landscape is experienced along the Holyhead Road section of the proposed Conservation Area.

From its western end The Avenue initially retains its rural character with fields enclosed by mature hedgerows to the north and south. Further east the lane is bounded by the stone wall enclosing Felton Grange which is topped by a hedge and backed by mature tree belts; beyond this the stone wall gives way to the tall red brick wall. Behind the wall the garden trees of Felton Grange are visible. On the north side of The Avenue there are modern single storey bungalows, standing beyond the proposed Conservation Area boundary, which are set back from the road behind front gardens. In views west along The Avenue the mature tree belt along the modern A5 road cutting is visible above the bungalows providing a treed backdrop to both the north and south sides of the road.

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Abbreviations:

HER – Historic Environment Record

SRO – Shropshire Record Office

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